

Historic Area Preservation Plan - 7

Old Northside

HA - 7 (ONS)

The Marion County Historic Preservation Plan  
Segment No. 7 1979

A part of the Comprehensive Plan  
for Marion County.

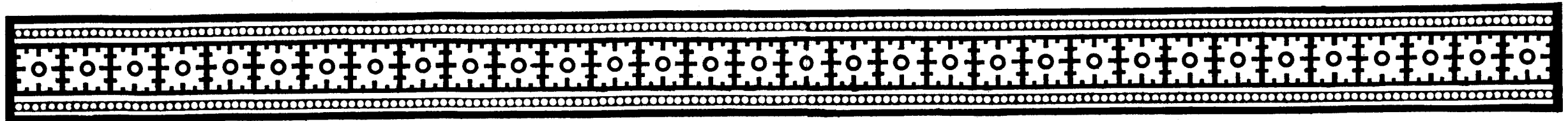
November, 1979

Prepared by:

The Indianapolis Historic Preservation Commission  
Indianapolis, Marion County, Indiana

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Indianapolis, Indiana  
Consultant

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report was financed by the  
Community Development Block  
Grant Program.



# Foreword

There is a growing awareness in our community that Indianapolis contains a number of buildings, commercial districts and neighborhoods which are both historically and architecturally significant as well as economically valuable.

The lack of investment in our older neighborhoods and structures has often been followed by the bulldozer, and in most cases has left us with empty lots, a reduced tax base, and little else. While not every old building should be saved, a new building is not always a better idea either. Our cities provide an exciting place to live when they combine structures and spaces reflecting our heritage, along with an atmosphere that encourages a dynamic future.

Government cannot accomplish widespread urban conservation projects without the cooperation and participation of the private sector. In the case of the Old Northside we have a designated National Register Historic District where the initiative for preservation, restoration and rehabilitation has been entirely promoted by the private sector. The city government's primary contribution is to provide a hospitable climate for the continued improvement of the neighborhood.

The success of the preservation activity in the Old Northside will depend on a variety of factors. It is essential that the residents and public in general respect and support the plan as part of their responsibility. In addition to the Indianapolis Historic Preservation Commission's participation, other units of the city government must make a commitment and provide cooperation in solving problems of the neighborhood relating to social, educational, and aesthetic considerations.

The Indianapolis Historic Preservation Commission, which is responsible for the Historic Preservation Plan, is only one arm of the government and by statute can deal only with the physical composition of the neighborhood. The purpose of the preservation plan is to provide a protective umbrella for the present and future residents of the neighborhood so that they may invest financially and physically in the area with assurance that their efforts will be worthwhile, and that a consistent judgment will prevail in the preservation of existing buildings as well as approval of new construction to maintain a cohesive fabric in the neighborhood.

"Urban conservation is not just a romantic indulgence in nostalgia. It is a physical restatement of the long hallowed American values of frugality, good craftsmanship and community responsibility."<sup>1</sup>



Sallie Rowland, A.S.I.D.  
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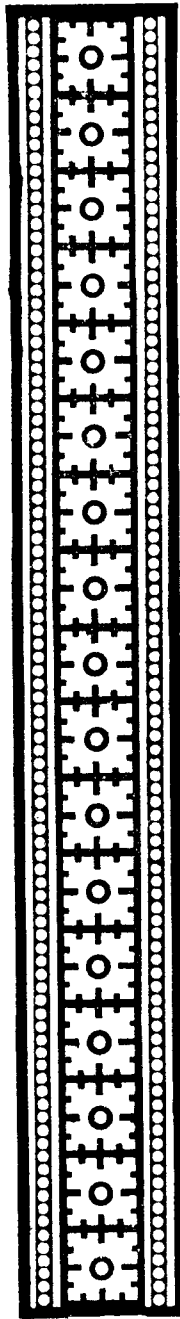
*Schmidt/Claffey Architects, Inc.*

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The concept of historic preservation as a philosophy for neighborhood revitalization has emerged only recently, during the decade of the 1970's. Contributing factors in this emergence have included the mushrooming national interest in local heritage and community "roots;" the increasing emphasis on conserving the building fabric of whole historic districts, rather than isolated historic landmarks; and above all else, a realization by many potential home-buyers that restoring or rehabilitating historic houses in center city neighborhoods often costs less than new house construction or even purchase of existing homes in suburban areas. The growth of inflation during the 1970's has provided a strong economic incentive for renovating existing homes and commercial buildings, rather than relying on new construction.

The Old Northside is part of this rebirth phenomenon in center city neighborhoods. Once part of the most prestigious residential district of the city (see Historical Significance of Old Northside, p. 11 ), the Old Northside had lost over half of its original residences since World War I. In the mid-1970's, a movement began on the part of private, individual home-buyers to purchase



Charles E. Thornton House, 1226 Broadway

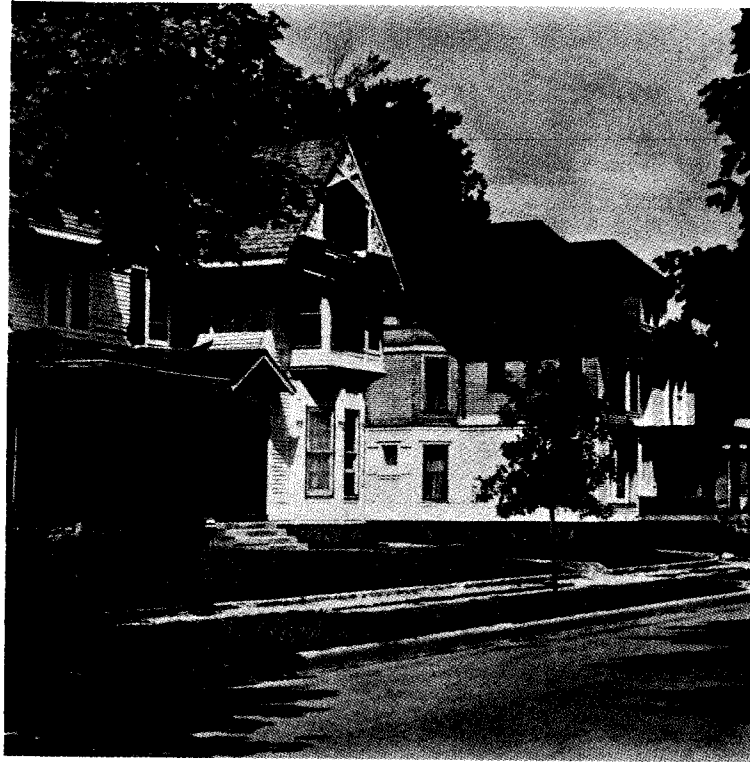
# Introduction

and restore or rehabilitate surviving homes in the Old Northside.

Since then, the Old Northside has been nominated and placed (April, 1978) on the National Register of Historic Places as an historic district. As part of the nomination process, historic district boundaries based on historical development patterns were drawn. National Register historic district boundaries include Pennsylvania Street (west), 16th Street (north), Bellefontaine Street (east) and Interstate 65 (south).

In 1977, as a next step in preserving the remaining historic character of the Old Northside, the Indianapolis Historic Preservation Commission retained Schmidt-Claffey Architects, Inc. to act as a consultant in preparing an historic preservation plan for the district. Now complete, the Old Northside Historic Preservation Plan serves legally as the basis for designation of the Old Northside by the Historic Preservation Commission and the Metropolitan Development Commission as an "historic area of Indianapolis-Marion County." Adoption of the present plan by the two commissions gives the Historic Preservation Commission authority to exercise "historic area review"

over all design, demolition or exterior appearance changes which are thereafter undertaken in the Old Northside (see Implementation, p. 173).



West side of 1500 block, Broadway

## A. The Purpose of the Preservation Plan

The principal reason for preparation and adoption of an historic preservation plan for the Old Northside is to provide protection for the surviving historic character of the area. For the purposes of this plan, "historic character" refers to those buildings, structures, objects and sites which symbolize the historical and architectural significance of the Old Northside to the city of Indianapolis.

Beyond its primary purpose of protection, the plan provides planning guidelines for the orderly preservation and development of the area. More specifically, it sets forth criteria for historic area review decisions by Historic Preservation Commission concerning restoration, rehabilitation, demolition, or new construction actions in the Old Northside. The plan's Recommendations (p. 132) and Design and Development Standards (see p. 145) also serve as guides for renovation or new development projects undertaken by private capital or governmental agencies.

The plan also identifies social concerns and physical improvements not directly related to preservation of the historic character of the Old Northside. The Recommendations and Implementation sections then suggest agencies or organizations and existing programs which can best respond to needs in the social and physical contexts.

In addition to serving as a planning document, the historic preservation plan fills an educational role. In the first place, the plan serves to increase public awareness of the historical and architectural significance of the Old Northside historic area to the city of Indianapolis. Secondly, the plan serves as a source of information concerning the area's history ( Historical Significance ), individual historic properties (through Property Inventory, p. 38), and current conditions ( Data Inventory and Data Analysis, pp. 35 and 123, respectively).

## B. Participants

The Old Northside Historic Preservation Plan was prepared by the Indianapolis Historic Preservation Commission, with Schmidt-Claffey Architects, Inc. retained as plan consultants.

Other participants in the preparation of the plan include the following organizations:

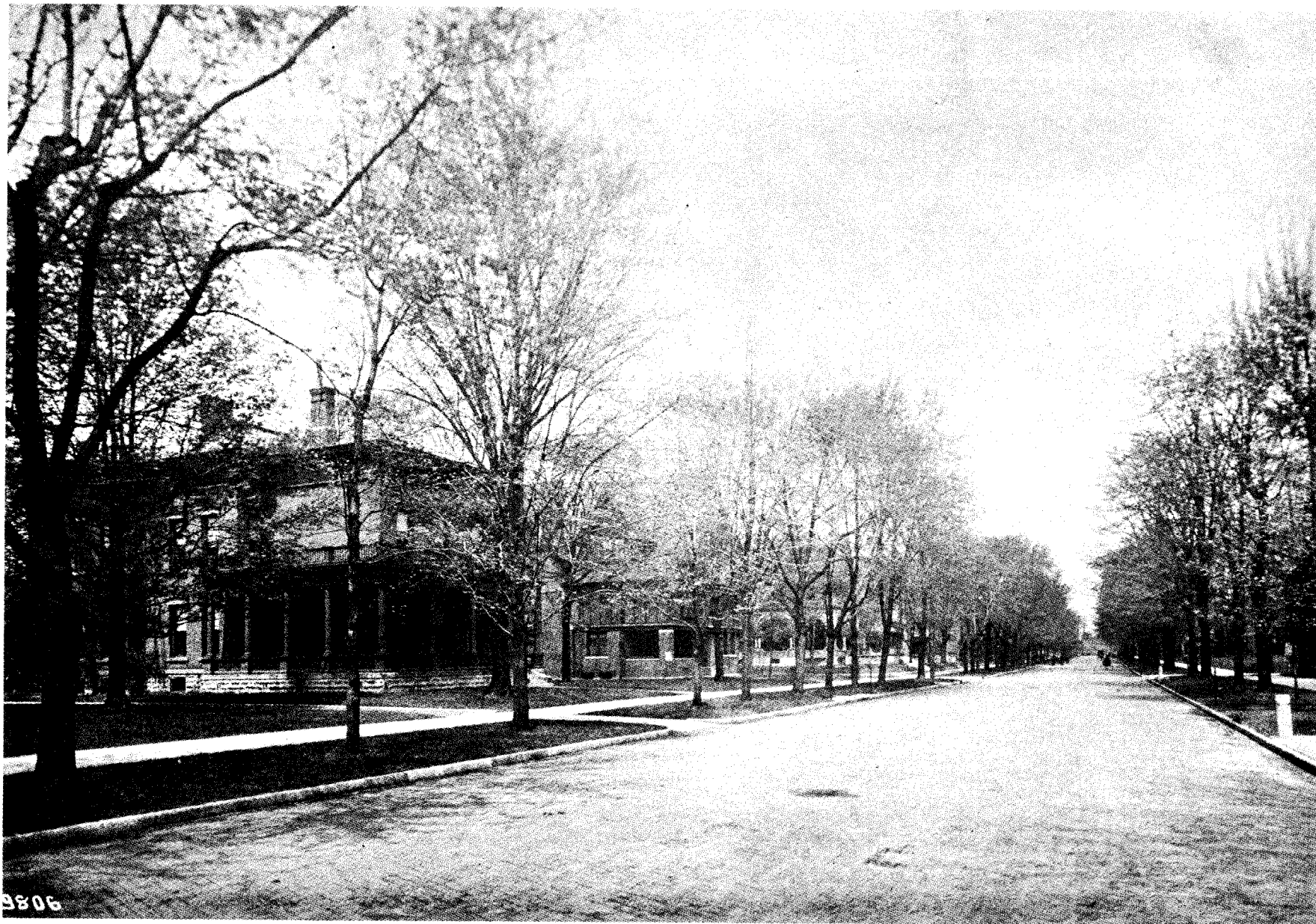
- a. The Benjamin Harrison Community Organization, a neighborhood organization of rental residents, covering an area which partially includes the Old Northside, bounded by 10th Street (south), Alabama Street (east), 16th Street (north), and Meridian Street (west).
- b. The Citizens Neighborhood Coalition, a neighborhood organization of homeowners and rental residents covering an area including the Old Northside historic area, bounded by 10th Street (south), Sherman Drive (east), 30th Street (north), and Meridian Street (west).
- c. Historic Landmarks Foundation of Indiana, a private, non-profit, state-wide foundation active in historic

preservation efforts in the historic area;

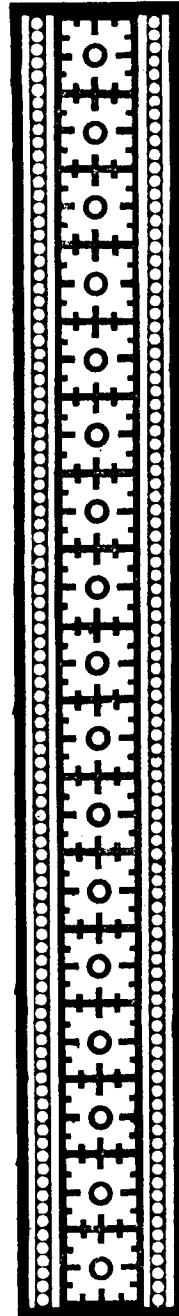
- d. The Junior League of Indianapolis, a non-profit organization of volunteers who have adopted historic preservation in the Old Northside as a project area.
- e. Old College Corner Homeowners Association, Inc., a neighborhood organization of property owners within the Old Northside historic area.
- f. The Old Northside, Inc., a neighborhood organization of property owners and rental residents covering the entire historic area;

In addition, individual residents of the Old Northside and adjacent areas participated in the planning process through individual interviews with the plan consultant and neighborhood planning meetings (see Data Inventory, p. 35).

For further explanation of the nature and purpose of the above neighborhood organizations, see Appendix A.



Looking north along the 1200 block of North Delaware Street in May, 1907  
*W.H. Bass Photo Co.*

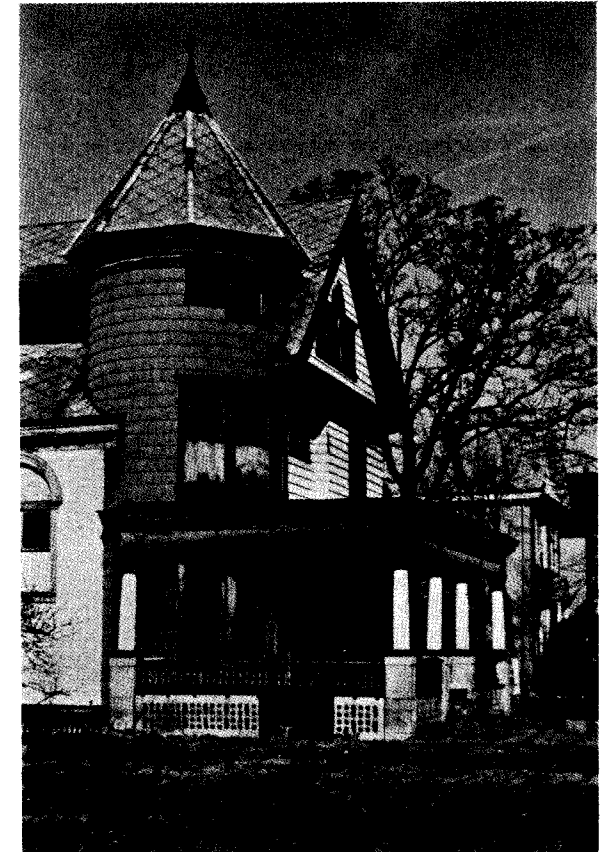


## A. Primary Preservation Goal

The primary goal of the historic preservation plan is the preservation of the historic character of the Old Northside historic area.

The plan realizes this goal in the following general ways:

- a. Establishes a policy framework by which the City of Indianapolis, in conjunction with the private sector, can preserve, restore, and rehabilitate the historic character still remaining in the Old Northside and insure that any future new development is compatible with it.
- b. Illustrates the potential of the Old Northside as a viable downtown residential neighborhood and encourages its development as such.
- c. Demonstrates that preservation of the Old Northside's historic character will produce not only a desirable place to live for its residents, but will enhance the quality of the entire Indianapolis community.



Allen-Pfieffer House, 1412 Central Avenue

# Preservation Goal and Objectives



## B. Statement of Preservation Objectives

The following are specific historic preservation objectives, which if pursued by neighborhood organizations, preservation organizations, private individuals, and the City of Indianapolis, would substantially contribute to realizing the primary preservation goal:

1. To restore or sensitively rehabilitate all existing buildings, structures, objects, or sites which contribute to the historic character of the Old Northside.
2. To strengthen the residential character of the Old Northside through
  - a. moving endangered historic buildings into the historic area which are compatible with their new location (see Design and Development Standards," p. 165) and
  - b. designing and constructing new buildings which are sympathetic to the historic character of the Old Northside without being

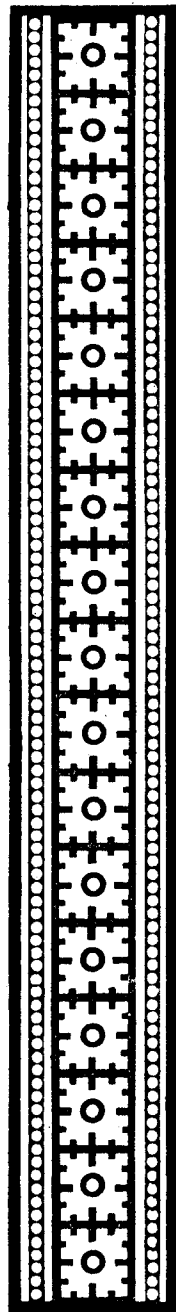
replicas (see "Design and Development Standards, " p. 162).

3. To encourage removal of incompatible non-historic land uses which damage the historic and residential character of the Old Northside.
4. To restore the historic natural environment of the Old Northside through landscape plantings in public right-of-ways, based on historical precedent and given regular maintenance.
5. To enhance and improve the built environment of the public right-of-ways by encouraging the following:
  - a. maintenance and restoration of existing sidewalks, stone curbs, brick gutters, and brick alleys and
  - b. introduction of street light standards which are more oriented to pedestrians and based on historical precedent.
6. To increase the Indianapolis communi-

ty's sense of its heritage and appreciation of its past through the preservation of the historic character of the Old Northside.

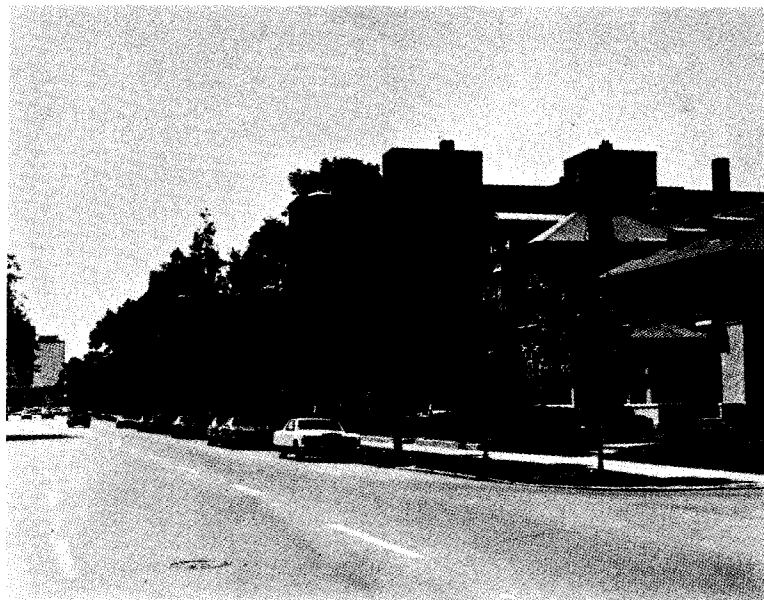
7. To spread the concept of revitalization through historic preservation to other residential areas in or near downtown Indianapolis.
8. To accomplish the goal of historic area preservation with minimal displacement of rental residents in the Old Northside.

Within five years from the time this plan is adopted, an evaluation should be made to see if these goals and objectives are being met.

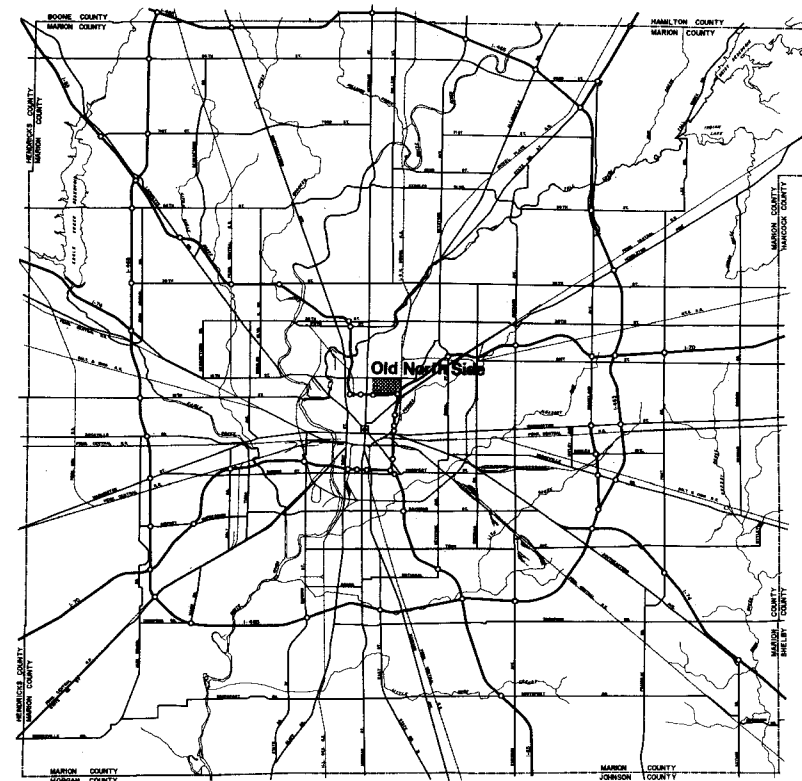


## A. Metropolitan Setting

The Old Northside is located one and a half miles from the center of downtown Indianapolis, the state's capital and largest city. Indianapolis ranks 11th in size of the nation's largest cities. The population, as of the 1970 census, was 725,000 persons. This population figure included the areas consolidated under the "Uni-Gov" statute of 1969. Indianapolis serves as the center for financial, commercial, cultural and political services for the state.

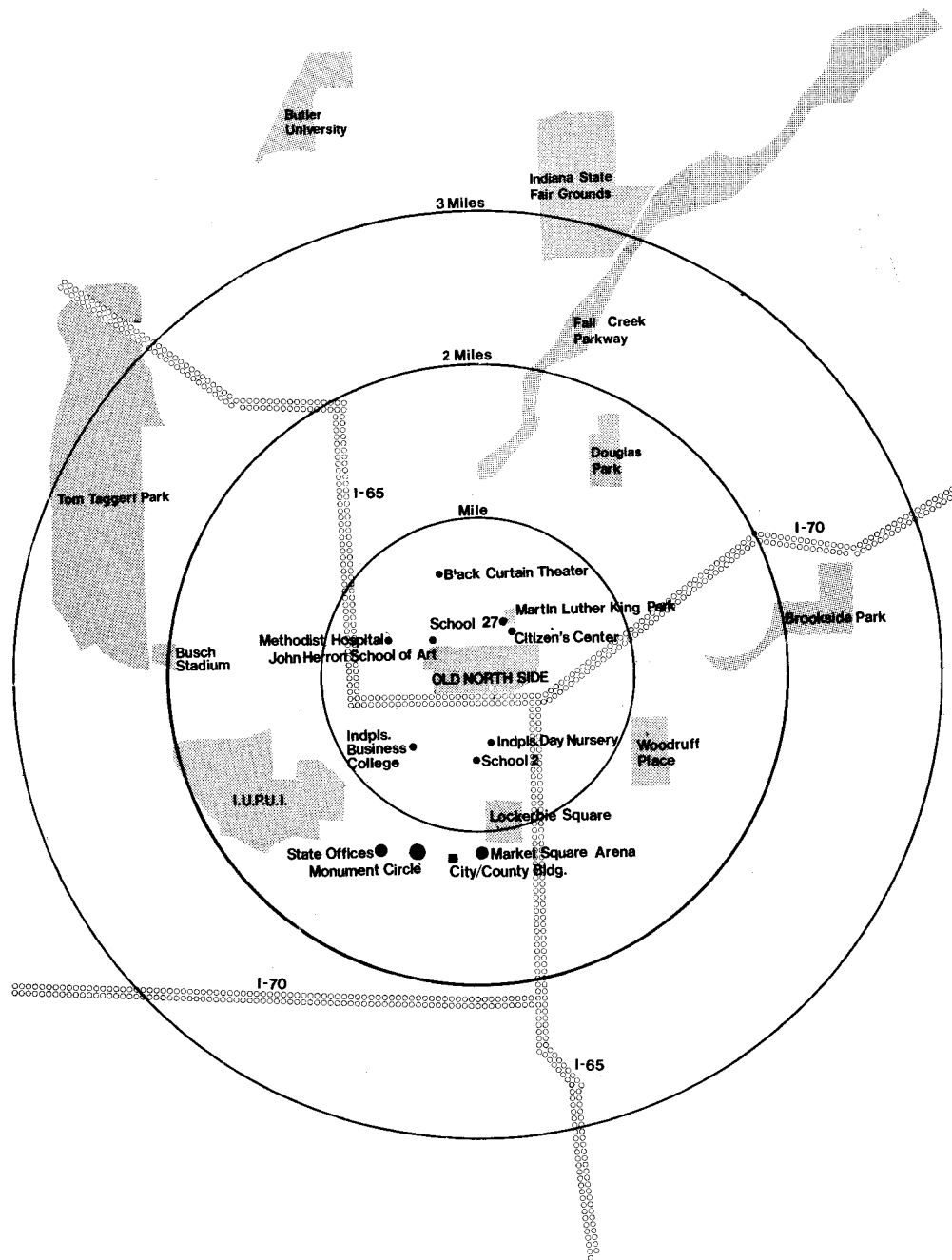


Looking south on Delaware Street from 14th Street



1. Indianapolis - Marion County Map

## Relationship to the City



2. Downtown Map with Approximate 3-Mile Radius

## B. Neighborhood Setting

The Old Northside, which is located north of "downtown" Indianapolis, includes 190 acres of land bounded by Interstate 65 to the south, Pennsylvania Street to the west, Sixteenth Street to the north, and Bellefontaine to the east. The neighborhood is primarily residential, with a mixed distribution of single family and multi-family housing. Some of the multi-family housing is subdivided single family units. Other uses are commercial, (which are primarily located on 16th Street and Pennsylvania Street), open space and some institutional.

Located just north of the Old Northside on 17th Street is the Citizens Multi-Service Center and Citizens Health & Ambulatory Center. Both are modern comprehensive facilities and adjacent to the Martin Luther King, Jr. Park at 17th Street and Broadway. Nearby also, at 2101 North College Avenue is the Opportunities Industrialization Center (O.I.C.), which is a job training and placement center.

Within a one-mile radius is School 27, School 2, Indianapolis Day Nursery, the Black Curtain Dinner Theater, the John Herron School of Art, and the

Methodist Hospital complex. Extending the radius to 2 miles includes Monument Circle, all the downtown shopping district, the sports arena, city and state government offices, the Indiana Business College, Indiana University-Purdue University at Indianapolis, and the preservation areas of Woodruff Place and Lockerbie Square. Major community parks within 2 miles are Highland, Douglass, Fall Creek Parkway, and World War Memorial Mall.

Within a 3-mile radius are Owen T. Bush Stadium, Tom Taggart Park and Golf Course, Belmont Park, and the Indiana State Fairgrounds. Just beyond the 3-mile radius are Butler University, Indiana Central University, Marian College, and the Indianapolis Museum of Art. Within minutes of the Old Northside via the Interstate are Lafayette Square and Castleton Square Shopping Centers.

## C. Location Analysis

The Old Northside is centrally located within the Metropolitan Area. It is easily accessible to major retail, institutional, and recreational facilities and is within walking distance to the central business district. The area is bounded

by I-65, making it basically accessible to all areas of the county.

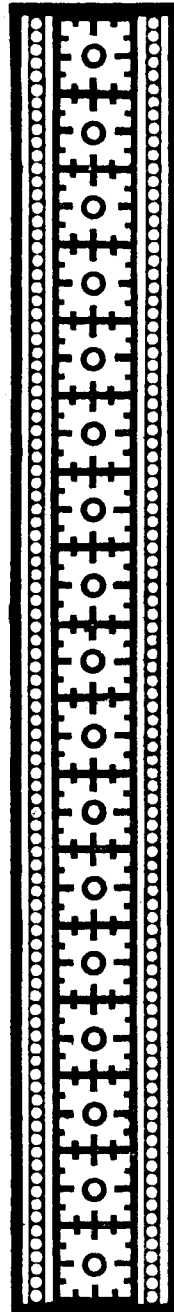
Additional locational incentives for living in the Old Northside are gasoline savings due to decreased travel distance to and from work and the availability of downtown stores and services.



Aerial view of the Old Northside Historic Area from Indiana National Bank Tower

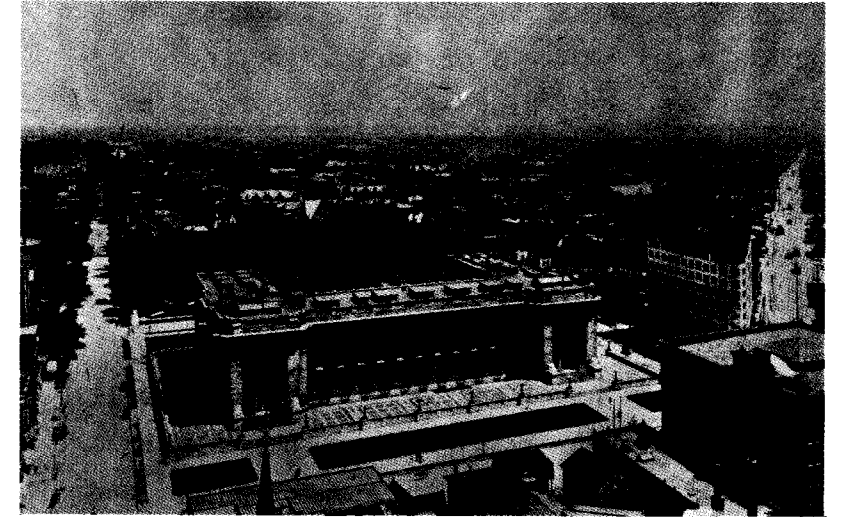


Looking north along the 1300 block of North Delaware in 1907  
*W.H. Bass Photo Co.*



## A. Introduction

During the late nineteenth century, a residence in what was then the Northside of the city became a mark of success and affluence. While industry and its accompanying working-class neighborhoods sprang up to the south, west, and east of the original Mile Square boundaries of the city, the well-to-do built their mansions in the wooded and rural setting to the north of the commercial and retail district. The northward movement began as early as the late 1840's, but not until after the Civil War did the Northside see substantial development. From that time to the early twentieth century, the area was the most fashionable place to live. After 1900, other areas still farther north were settled and the original Northside--which became the Old Northside by virtue of the migration-- was supplanted by the region north of Fall Creek as the most prestigious residential area. During the last half of the nineteenth century, however, the Old Northside was the home of the principal leaders of Indianapolis social, political, commercial, and industrial life, as well as the location of leading religious and educational institutions.



Residential district just north of the Soldiers and Sailors Monument in June, 1906  
*W.H. Bass Photo Co.*

# Historical Significance of the Old Northside

## B. Early Development

In its early years, the area now known as the Old Northside was composed of two distinct neighborhoods. One, stretching east from Central, owed its beginnings to the great Indianapolis educator Ovid Butler. The latter, a devoted member of the Disciples of Christ Church, led the way in the early 1850's when the church decided to establish a university in Indianapolis. Butler provided a campus for the new institution, originally called the North Western Christian University, on his farm, a large tract which included all the land between present Central Avenue and the Indianapolis and Peru Railroad (now the Monon tracks) and stretched from present 11th Street to 16th Street. The university building was erected at what is now 13th Street and College Avenue and dedicated by Horace Mann, the noted New England educator, in 1855. From then until the mid-1870's, a small college town grew up between the university and Ovid Butler's residence two blocks to the west.

Butler's family (sons, daughters, sons-in-law), faculty members, and students resided in a little community which became known as "College Corner." Today along the 600 block of East 13th Street,

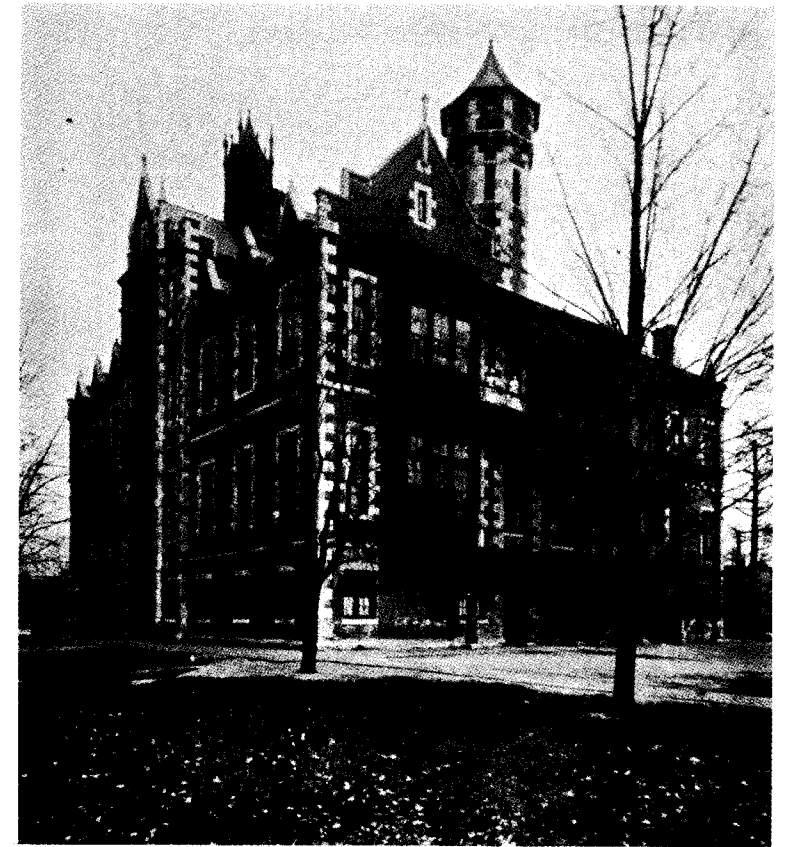
several residences from this early collegiate period of Old Northside history remain.

In 1875 North Western Christian University moved to a larger campus in the new eastside town of Irvington and the campus town along Home Avenue (as 13th Street was then called) gradually lost its identity.

The second distinct neighborhood to develop in the area of the present Old Northside was an expansion of the original affluent residential district of the city's Mile Square.

During the early years of Indianapolis, the well-to-do in society built their homes in the northern portion of the 1821 town plat, the Mile Square. As late as the 1860's, mansions were still being constructed on the Circle, at the center of town.

A new movement to build residences to the north of the Mile Square grew up after the Civil War. A boom in Indianapolis commerce and industry was erupting in the late 1860's. New fortunes were made and by the 1870's, their holders were looking to the new "Northside" of the city, where expansive lots were being laid out along Illinois,



North Western Christian University building (razed) in 1904  
W. H. Bass Photo Co.



Meridian, Pennsylvania, and Delaware Streets.

During the Victorian period, the leading merchant princes and industrialists of the city erected their mansions along North Meridian Street, from 10th to 16th Streets. The prominent in society who could not secure a lot on Meridian Street built comfortable residences on the other north-south streets running parallel to it.

Today, no vestige of the residential opulence of Victorian Meridian Street remains. Reflections of its glory survive on North Delaware Street, two blocks east. It is the section of the Victorian Northside east of Pennsylvania Street to which we now turn.

In the late 1860's, prominent businessmen, such as Judge Elijah B. Martindale and General Thomas A. Morris (whose farm included much of the southern part of the present Old Northside between Delaware Street and Central Avenue), began to plat their real estate holdings into residential additions to the growing city.

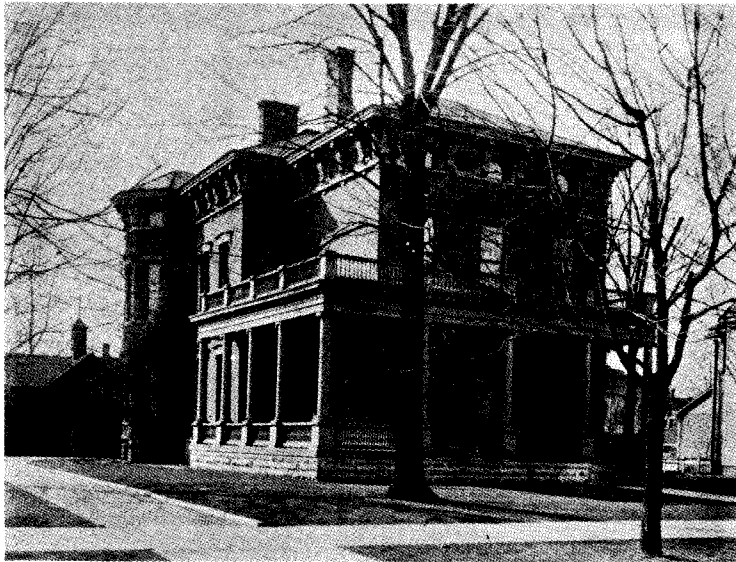
One of the first citizens to build in Judge Martindale's addition along the west side of Delaware



Looking north along the 1000 block of North Meridian Street, about 1910  
*Mrs. Erwin C. Stout*



was a Civil War brigadier general and rising attorney, Benjamin Harrison. The latter, who previously had resided at North and Alabama Streets, erected a brick Italianate residence at what is now 1230 North Delaware in 1874-75. During the next thirty years, Harrison's presence on Delaware Street attracted nearly all his law and political associates to what is now the Old Northside area (see "Thematic Historical Significance" p. 12 ).



Benjamin Harrison House, 1230 North Delaware Street about 1900  
W. H. Bass Photo Co.

## C. Development of the Old Northside Neighborhood

Early settlement along Pennsylvania Street and Delaware Street during the 1870's gradually spread east, as more real estate additions were platted. Residential construction was limited primarily to the area south of Seventh Street(now 16th Street), the city limits until the 1880's.

By the 1890's Alabama Street was filling up with homes of the affluent. New Jersey Street was the last street in the Old Northside area to experience a boom in residential construction: its homes date principally from the first decade of the twentieth century.

Further east, in the College Corner neighborhood, the removal of the North Western Christian University to Irvington (where it was re-named Butler College) helped to convert the former college town into part of a single, unified Northside neighborhood.

Ovid Butler himself led the way in attracting citizens of all walks of life to the area east of Central Avenue. As early as 1862 he had begun to plat his vast estate into residential additions.

By the 1880's most of the original Butler farm, stretching from Central Avenue to the Monon tracks and from 11th to 16th Streets, had been divided into residential lots. The last years of the nineteenth century saw fashionable homes rise along Park Avenue, Broadway, and College Avenue. The area east of College to the railroad tracks (now separated from the Old Northside by interstate highway right-of-way) became a transitional middle class and workingmen's neighborhood.

Central Avenue, an early pioneer pike originally known as the Fort Wayne Road and later as Western Avenue, boasted a few homes, such as the Holman-Ritter House, 1404 Central Avenue (razed), as early as 1870. In the main, however, Central Avenue residences arrived between 1880 and 1905, as New Jersey Street and Park Avenue on either side attracted new residents.

## D. Decline and Rebirth of the Old Northside

The Old Northside reached its peak as the fashionable residential district of Indianapolis just before 1914. In the years following World War I, the area began a period of slow, but steady decline.

Some of the reasons for this decline can be found in the "Growth" trilogy by master Indianapolis novelist Booth Tarkington: pollution from soot-belching industries ringing the Mile Square; automobile disruption of the quiet, peaceful existence prized by Northside residents; and expansion of the commercial district of the Mile Square north into the environs of the neighborhood.

In addition to the above forces, strong enough in their own right, came changes in architectural tastes. The Inter-War generation repudiated the Victorian ideals of design, furnishings, and lifestyle admired by their parents and grandparents and chose to reside instead in the new Colonial, Tudor, and Jacobean Revival residences rising in the "new" Northside north of Maple Road (now 38th Street). The Modernist movement in philosophy of

the 1920's and 1930's and the accompanying Art Deco mode of interior furnishings made the Victorian and Edwardian sections of the city appear hopelessly outmoded and "stuffy."

This desire of the younger generation to be à la mode was supported by a general desire of old and young alike in the older residential districts of the city to escape from the closed-in confines of the Old Northside, in which closely-spaced residences had been accepted, if not expected, by the Victorian residents. A passion for country living became evident soon after the turn-of-the-century, as the prominent in society sought a change from the intimate living spaces and increasing coal soot pollution of the Old Northside. They moved in large numbers to estates or residential enclaves in the rural areas north of the city. Golden Hill, Woodstock, Crow's Nest, Mapleton, and several other like communities replaced the region south of Fall Creek as the principal haven for the well-to-do.

Some long-standing residents of the Old Northside remained there. Nevertheless, as the older residents died in the late 1920's and 1930's, their children and heirs in many cases left the area to

reside in more fashionable neighborhoods further north.

A final element in the change transforming the Old Northside was the growing passion for apartment living in the "teens" and 1920's. Many long-time house dwellers of the Northside chose to give up the responsibilities of home-ownership and move into an elegant "flat" in one of a host of apartment buildings supplanting Victorian residences along Meridian, Pennsylvania and Delaware Streets. Perhaps the epitome of refinement in apartment living was to be found in the Winter Apartments, 1321 North Meridian Street, where many Inter-War society dowagers took up residence.

Decline accelerated after World War II and during the 1950's. Commercial intrusions, particularly the retail and office "strips" common today, invaded long stretches of north-south streets north of the Mile Square. Meridian Street's residential character south of 16th Street virtually disappeared, Pennsylvania Street lost many of its mansions to office building and apartment building construction. Delaware Street retained more of its residential atmosphere, but became "checkered" with apartment buildings.

In addition, a housing shortage during and following World War II contributed to the conversion of large homes throughout the Old Northside area into multi-family apartment dwellings. The conversion activity reached its height during the late 1950's and early 1960's.

The 1960's and early 1970's saw the neighborhood suffer a drastic increase in house demolition and declining building maintenance, as landlord neglect, vandalism, and arson combined to destroy much of the neighborhood's historic character.

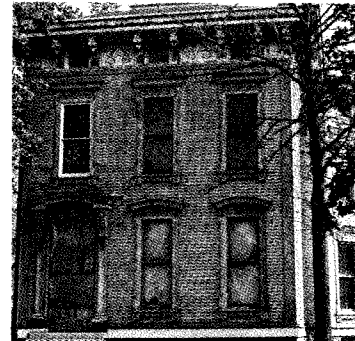
Rebirth finally arrived in the mid-1970's, after over half of the original houses of the present Old Northside historic area had been demolished. In 1974, private, individual home-buyers began to purchase homes in the area and renovate them. Since then, restoration activity has spread to most sections of the Old Northside and demolition has decreased dramatically.

Several reasons stand out for the renovation movement in the Old Northside and in other historic areas of the downtown area: prohibitively high new residential construction costs in the suburban regions of the city; renewed interest in the

Victorian heritage of Indianapolis, and an increasing desire on the part of many white-collar workers (faced with the 1970's energy crisis) to live close to downtown offices.



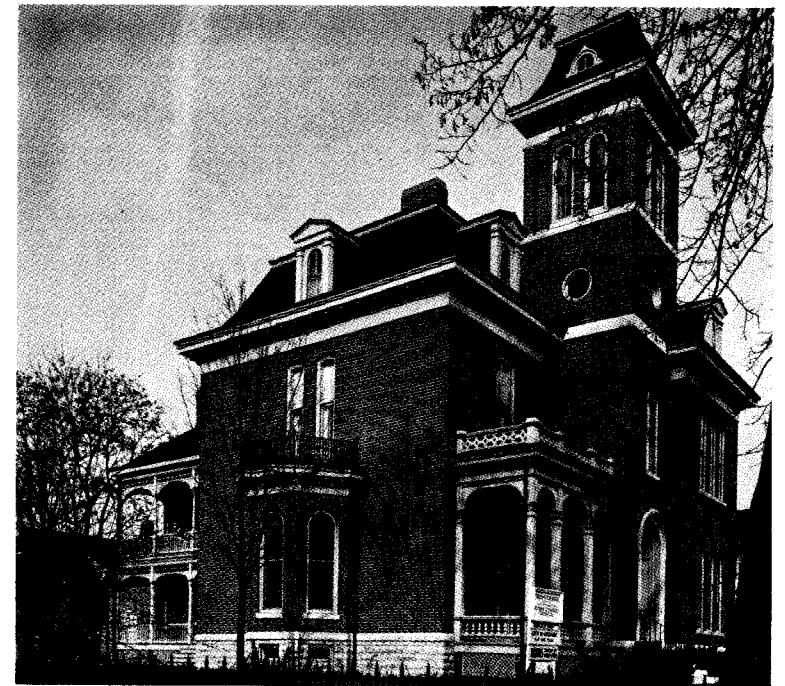
Smith-Hall House,  
1332 North Alabama  
Street in 1976  
*Junior League of  
Indianapolis*



Merrill-Merrifield House,  
1531 Broadway, in 1976

Other contributing forces have included the restoration (during the late 1960's) of the Morris-Butler House, 1204 North Park Avenue, by Historic Landmarks Foundation of Indiana, one of the first efforts at historic preservation in the area; the nomination of the Old Northside to the National Register of Historic Places as an historic district (1976-78); the launching of a

restoration revolving fund by Historic Landmarks Foundation and the Junior League of Indianapolis; and the present historic preservation plan of the Indianapolis Historic Preservation Commission, resulting in designation of the Old Northside as a local "historic area."



Morris-Butler House, 1204 North Park Avenue after restoration  
*Historic Landmarks Foundation of Indiana*

## E. Thematic Discussion

### a. Education

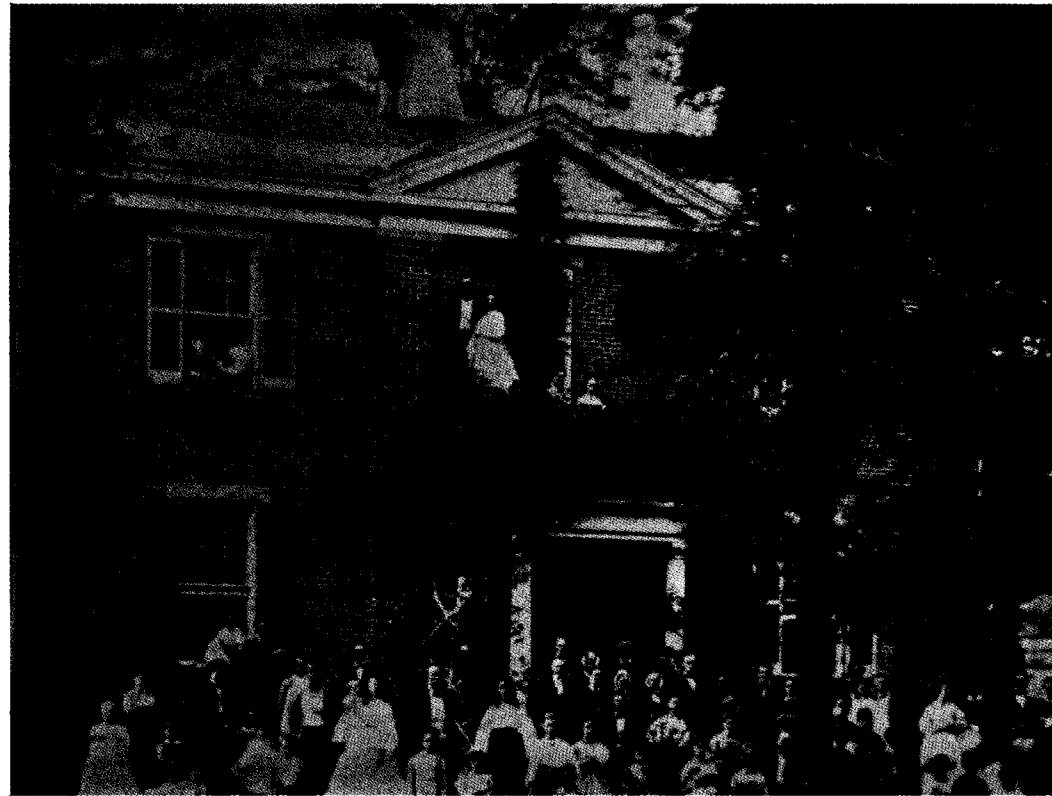
The role of the Old Northside in advancing the cause of education in Indianapolis is seen particularly in the "College Corner" section. Butler University began its existence there in 1855 and the founder of the university, Ovid Butler, resided there in a large residence which he built in 1848-49 and called "Forest Home" (1306 North Park Avenue). Other educators of "College Corner" included Abram C. Shortridge, first superintendent of the Indianapolis Public Schools and a founder of Purdue University (636 East 13th Street); Pleasant Bond, an early principal of the Indianapolis High School (later Shortridge) and a one-time Superintendent of the Marion County Schools (1514 North College Avenue); and Miss Mary Nicholson, principal of the Normal Training School in the city (1233 Broadway).

### b. Law

A host of distinguished attorneys followed Benjamin Harrison's lead in moving

to the Old Northside. Harrison's various law partners serve as prime examples. William Pinckney Fishback, a law partner during the 1860's who later served as Master in Chancery in the local courts and as Dean of the Indiana Law School,

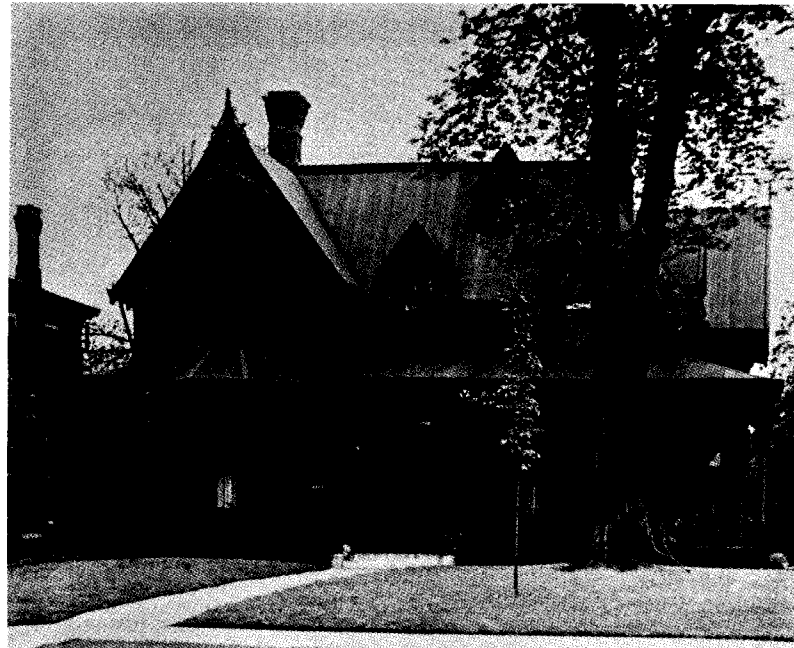
purchased a just-completed house at 1101 North Delaware (immediately south of the Old Northside) in 1875. Later, Fishback built a house at 1427 North Delaware (razed), where he resided until his death in 1901.



Founder's Day celebration at the Ovid Butler home, 1306 North Park Avenue, probably during the 1860's  
*Indiana Historical Society Library*

In the 1880's, then-U.S. Senator Harrison formed the law firm of Harrison, Miller and Elam. Both of the junior partners moved to the Old Northside. William Henry Harrison Miller, later to become President Harrison's Attorney General, purchased a frame residence at 1217 North Delaware (razed). John B. Elam built a rambling brick Queen Anne residence at 1340 North Park Avenue in 1888. Harry J. Milligan, a close friend of Harrison and Miller who once read law in their office, erected a Neo-Classical residence at 1441 North Delaware in 1898, after the President had retired from office.

Another attorney and Harrison friend, Alfred F. Potts, showed considerable skill at real estate speculation. In the years 1908 to 1912, Potts created a little community of English Tudor dwellings along 15th Street between Delaware and Alabama Streets, which became informally known as "Pottstown." Here in the period of 1912 to 1930, many young married couples who had grown



W.H.H. Miller House (razed)  
1217 North Delaware Street, in 1929  
*Indiana Edition, Indiana State Library*

up in the neighborhood "set up house-keeping" before moving to more substantial residences. Examples include Mr. and Mrs. Walter Vonnegut, Mr. and Mrs. Bowman Elder, Mr. and Mrs. Charles Latham, and Mr. and Mrs. Otto N. Frenzel, Jr. Potts also erected an English Tudor residence at 604 East 13th Street, on the site of an earlier Victorian residence.

#### c. Politics and Government

Closely related to law are the fields of politics and government. Several Old Northside residents were leading political office holders. Benjamin Harrison, the twenty-third President of the United States (1889 to 1893) appointed his law-partner, William H. H. Miller, as U. S. Attorney General. Thomas Riley Marshall, Governor of Indiana from 1909 to 1913 and Vice-President of the U.S. under Woodrow Wilson, maintained his official Indiana residence while vice-president in "Pottstown," at 228 East 15th Street.

Three Indianapolis mayors are known to have occupied Old Northside residences: Republican Caleb S. Denny (mayor in 1880's and 1890's) resided at 1327 North Pennsylvania(razed). "Mr. Democrat" of Indiana politics, Thomas Taggart, who served as mayor from 1895 to 1901, National Democratic Chairman during Theodore Roosevelt's presidency, and as an appointed U. S. Senator, built an imposing Colonial Revival residence in 1913 at 1331 North Delaware. Finally,



Thomas Taggart House, 1331 North Delaware Street, about 1915  
*W.H. Bass Photo Co.*

John Worth Kern, Jr., mayor from 1935 to 1937, lived at 236 East 15th (in "Pottstown") while in office.

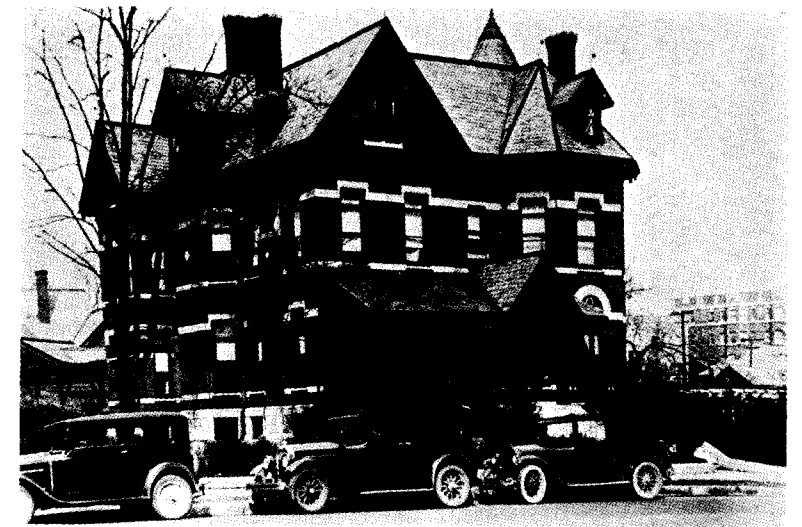
Examples of other governmental public servants include Colonel Harry B. Smith, Marion County Auditor during the 1890's, who built the home at 1332 North Alabama, and Noble Chase Butler, long-time clerk of the United States District Court, who resided for fifty years at 1204 North Park Avenue.

An important figure in party politics was Captain John Byrd Conner, one of the founders of the Republican Party in Indiana, who built as his home 1514 North Park Avenue.

#### d. Commerce

Soon after Benjamin Harrison moved to North Delaware Street, "merchant princes" followed his lead. Directly south of the Harrison home, Lyman S. Ayres, president of the leading dry goods store, L.S. Ayres and Co., bought an 1878 Eastlake-style residence at 1204 North Delaware (razed). Next door, at 1116 North Delaware, Ayres' chief competitor, Hiram P. Wasson, purchased his domicile, an 1876 second Empire-style residence (razed). Across the street from Harrison, at 1221 North Delaware, resided a wealthy wholesale grocer during the 1890's, John Calvin Perry.

Further east, in old "College Corner," a merchant tailor, Anthony J. Gerstner, built a brick Italianate home in 1873 (521 East 13th Street). Gerstner was



Emery-Ayres House (razed), 1204 North Delaware Street in 1929  
*Indiana Division, Indiana State Library*



Schnull-Mueller House (razed), 1305 Central Avenue, in 1929  
*Indiana Division, Indiana State Library*

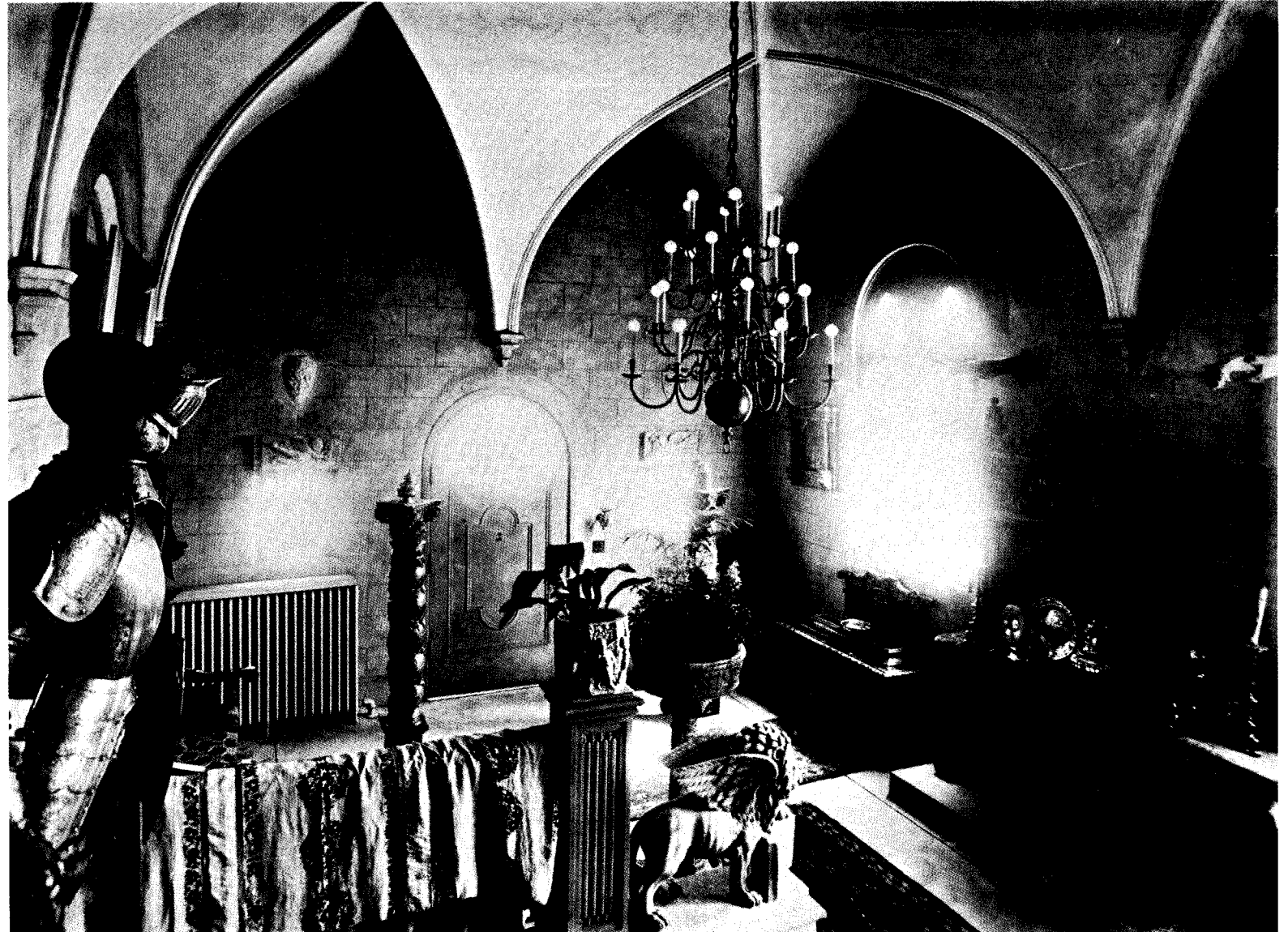


shortly followed by George E. Townley, a grain dealer (and son-in-law of Ovid Butler), who in 1876 built a rare Stick-Style residence at 1508 Broadway.

The sizeable German contingent active in Indianapolis commerce was represented by the leading wholesale grocer of the late nineteenth century, Henry Schnull, who built a massive, German Renaissance-style residence at 1305 Central Avenue (razed); by Herman P. Lieber, associated with the H. Lieber Co., Inc. photograph and art supply store, who built his large Tudor-derived home at 1415 Central Avenue; and by Oscar F. Frenzel, member of the Frenzel family which operated Merchants National Bank, who in 1905 erected the Free Classic home at 1338 North New Jersey.

e. Industry

Industrialists were somewhat slower in reaching the Old Northside, but by the 1880's were arriving in sizeable numbers. For example, Herman C. Dewenter, a German immigrant who co-founded the Kruse



Vestibule of Reid-Dickson House, 1456 North Delaware Street, about 1907  
W. H. Bass Photo Co.

and Dewenter furnace manufacturing firm, erected a Romanesque Revival home at 1340 North Alabama Street (1885). Another German, John W. Schmidt, president of the large Indianapolis Brewing co. of the Southside of the city, built the imposing brick residence at 1410 North Delaware Street (now the Propylaeum) in 1892. One of Schmidt's brewing associates, Albert Lieber (later president of the company), rented as his city residence 1332 North Park Avenue in the late 1890's. Lieber's country estate was known as "Crow's Nest" (now the town of same name).

In the meat-packing field, two executives stand out. John Maxwell Shaw, general manager of Kingan and Co., one of the country's largest meat packers at the turn of the century, purchased "Forest Home" at 1306 North Park from the Butler heirs in 1891. William J. Reid, another official with Kingan, erected one of the most unusual residences in the Old Northside at 1456 North Delaware (1906), supposedly modeled on a Florentine villa.

The president of the Fairmount Glass Works on the Southside of the city, John Rau, purchased the brick Eastlake home at 1504 North Park Avenue in the early years of this century. Two blocks away, at 612 East 13th Street, another German, Herman Lauter, resided, a manufacturer of furniture.

Major industrial magnates of the Old Northside at the turn of the century included David McLean Parry, head of "the world's largest buggy factory," residing at 1305 North Delaware (razed), and Josiah K. Lilly, Sr., president of Eli Lilly and Co., who originally lived at 1333 North Pennsylvania Street (just razed).

#### f. Medicine

Distinguished physicians resided in the Old Northside from its early days. One of the first, Dr. Patrick H. Jameson, a son-in-law of Ovid Butler, erected a brick Stick Style-Eastlake home at 1422 Broadway in 1876. Jameson was a noted surgeon who was particularly active in the treatment of the insane, deaf and



Von Hake-Rau House, 1504 North Park Avenue, in c. 1925  
*Dr. Kenneth Rau Woolling*

dumb, and the blind. Across the street from Dr. Jameson at 1445 Broadway lived Dr. Theodore H. Wagner, an authority on the treatment of smallpox who served as Marion County Coroner during the 1880's.

Other prominent physicians of the Old Northside included Dr. Albert C. Kimberlin, a faculty member at the Indiana Medical School and president of the State Medical Society, who lived at 1232 North Park Avenue; Dr. Edmund D. Clark, professor of surgery at the Indiana University





Booth Tarkington's Old Northside home (razed),  
1100 North Pennsylvania Street, in 1929  
*Indiana Evision, Indiana State Library*

School of Medicine and president of the State Board of Health, residing at 1236 North New Jersey Street; and Dr. Francis O. Dorsey, a general practitioner who assisted Dr. Henry Jameson during the final illness of President Harrison (residence: 1217 North New Jersey).

#### g. Literature and Publishing

Two of the "Big Four" of Indiana Literature during its "golden age" at the turn-of-the-century resided in the Old Northside. One, Booth Tarkington, grew up in a home built for his father at 1100 North Pennsylvania Street (razed). Here Tarkington remained until 1923, and here he wrote some of his finest literary works, including Penrod and the Pulitzer Prize-winning novels The Magnificent Ambersons and Alice Adams. Tarkington's compatriot, Meredith Nicholson, also a novelist, built a fine Georgian Revival residence in 1904 at 1500 North Delaware Street. Nicholson remained in the neighborhood until the 1930's. Tarkington, the "Hoosier Poet" James Whitcomb Riley and humorist George Ade often gathered at the "House of a Thousand Candles," as Nicholson's home came to be called.

One of the founders of the publishing company which distributed much of the literary efforts of the "Big Four," Samuel Merrill (of Bowen-Merrill, later

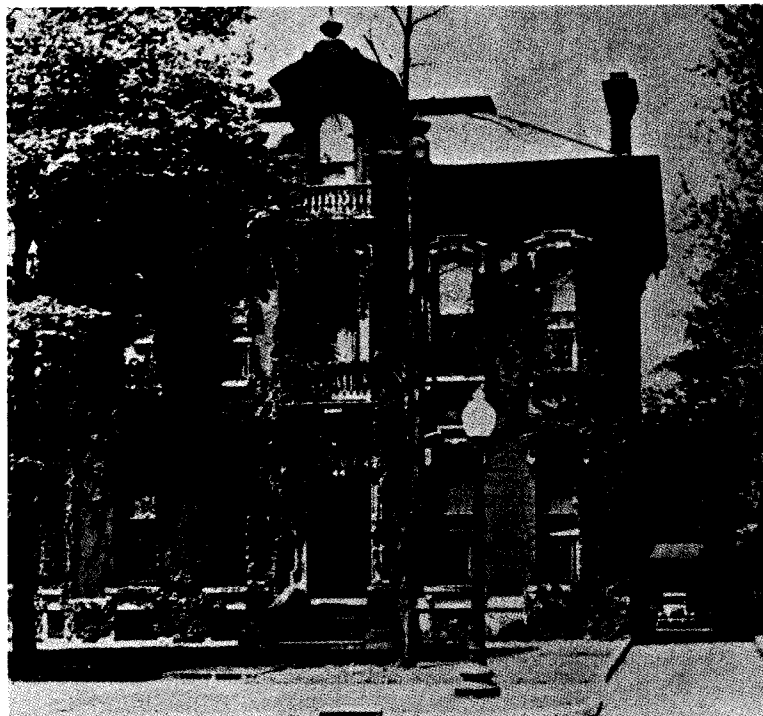
the Bobbs-Merrill Co.) built his frame Italianate house at 1531 Broadway in the mid-1870's. A publisher of directories, James Tilford, built a brick Italianate residence somewhat earlier at 1322 North College Avenue (1868).

#### h. Theatre and Music

The partners in the leading theatrical management firm of the Victorian and Edwardian periods, Dickson and Talbott, both resided on North Delaware Street. Henry Morrison Talbott purchased the Italianate residence at 1336 North Delaware Street about 1900. His partner after 1903 (son of his original partner, George A. Dickson), Fred C. Dickson, bought the William J. Reid House at 1456 North Delaware in 1907. Dickson and Talbott managed such glittering legitimate theatres as English's Opera House, the Park Theatre, and Dickson's Grand Opera House.

A later theatrical entrepreneur was attorney Leo M. Rappaport, president of the Circle Theatre Co., which built both

the Circle and Indiana movie theatres. Rappaport lived at 1211 North New Jersey Street. In the field of music, Hugh McGibeny, concertmaster of the original Indianapolis Symphony Orchestra, a noted concert violinist, and a music professor, resided at 221 East 13th Street in the early twentieth century.



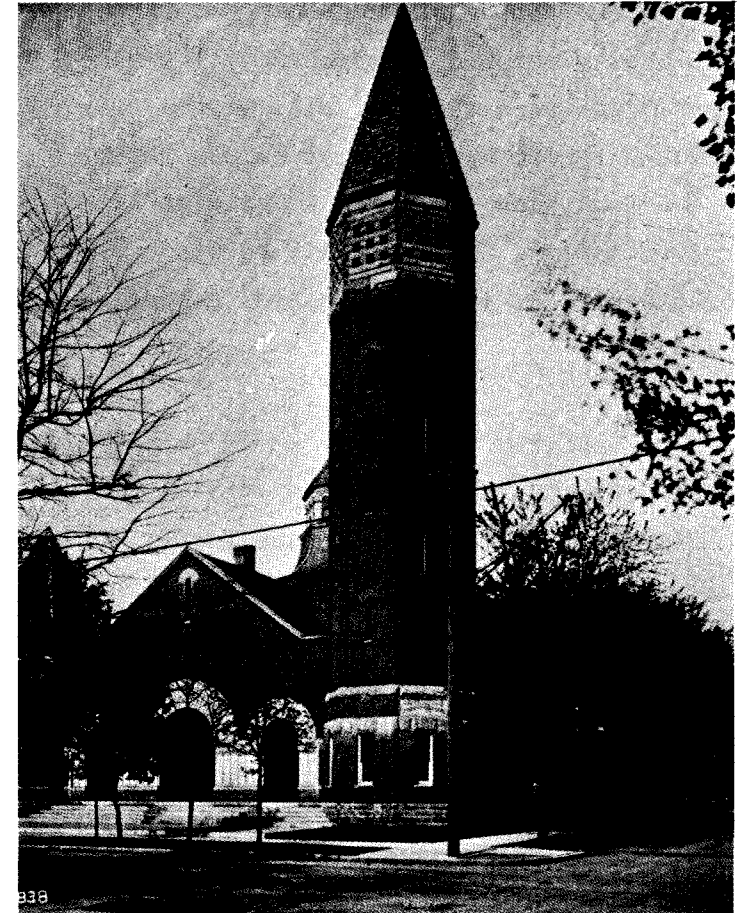
Kauffman-Eden-Hyde-Talbott House  
1336 North Delaware Street, in 1929  
*Indiana Division, Indiana State Library*

#### i. Religion-Churches

The Old Northside, as it became the home of most of the prominent citizens of the city, attracted the principal congregations of the major religious denominations. Today, most of the original congregations have departed for new locations in the suburbs; their impressive edifices remain as elements of decorum throughout the Old Northside. A brief mention is provided of the principal churches of the area.

One of the largest churches of the Victorian period stands at 12th and Central Avenue. The largest Methodist congregation in the city by the 1920's, Central Avenue United Methodist Church also claims renown as an outstanding example of the Romanesque Revival style.

Two other Romanesque examples stand at 1241 North Alabama, the former First Friends Church, and at 1526 North Delaware, the former First Congregational Church. Across the street from the latter stands the limestone, former home of



Central Avenue Methodist Episcopal Church,  
512 East 12th Street, about 1905  
*W.H. Bass Photo Co.*

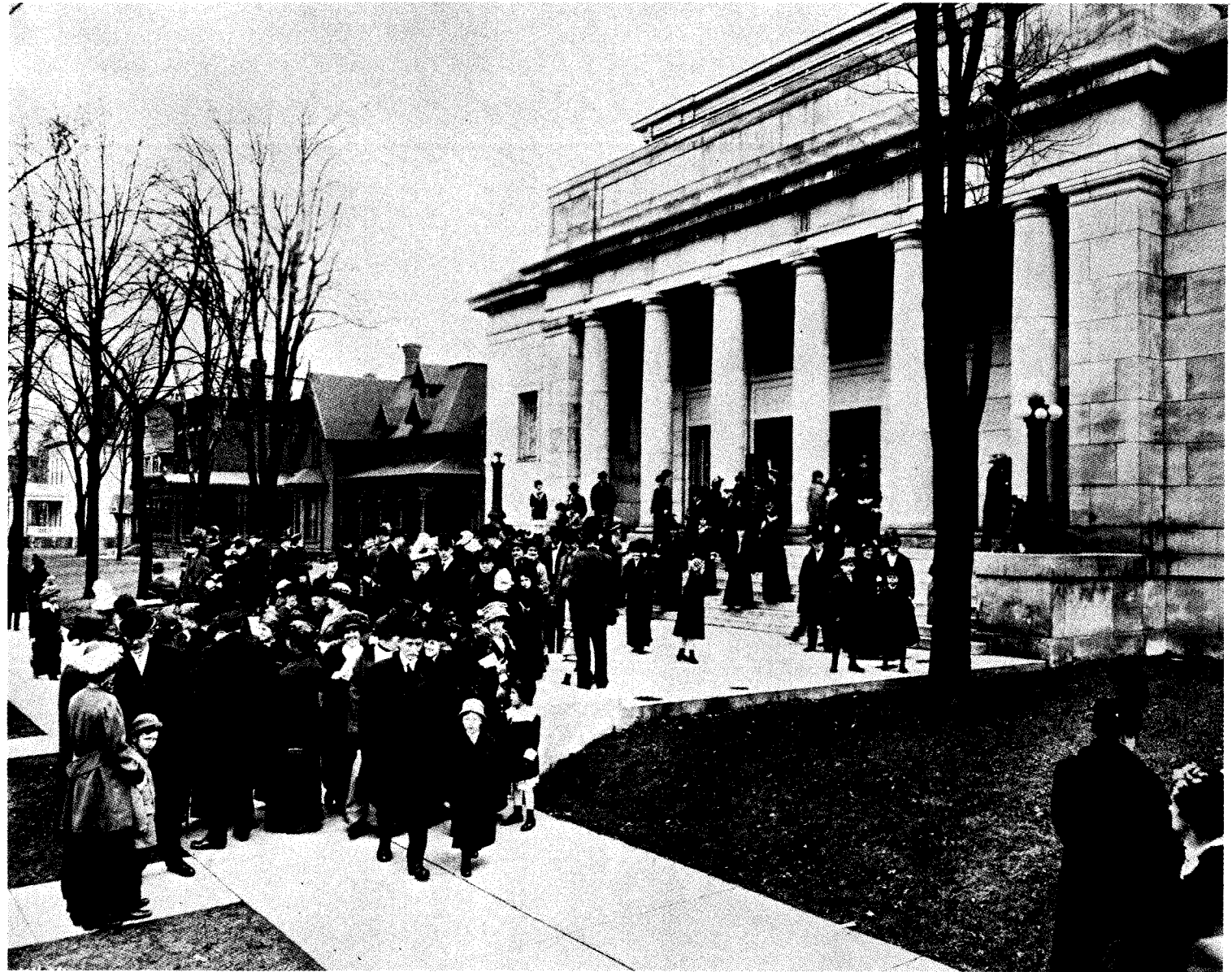
the First Presbyterian Church, once the city's largest Presbyterian assembly (and Benjamin Harrison's church ).

Both the Episcopal and Roman Catholic dioceses erected their cathedrals in what was then the Northside of the city. The Catholic Cathedral of Saints Peter and Paul rose at 14th and Meridian in 1906 and the Episcopal All Saints' Cathedral at 16th and Central Avenue in 1910.

The Christian Scientists built an impressive Neo-Classical edifice at 1201 North Delaware Street in 1912, the former Second Church of Christ, Scientist. Finally, the Unitarian community, founded principally by Old Northside residents such as the Horace McKay family at 1241 Broadway, erected an unusual Tudor-style building resembling a residence at 1455 North Alabama.

j. Religion -- Clergymen

Besides the churches themselves, mention should be made of the pastors who offici-



Congregation leaving the Second Church of Christ, Scientist, 1201 North Delaware Street, about 1915  
*W.H. Bass Photo Co.*

ated at services and resided in the neighborhood.

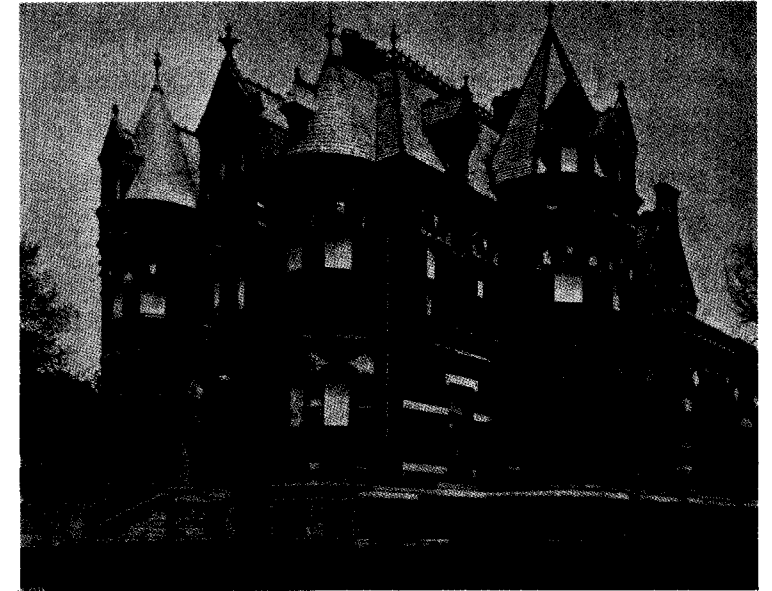
The Reverend Nathaniel Alden Hyde, one of the early pastors of the Congregational churches of Indianapolis, resided during the 1890's at 1336 North Delaware Street. A block west, the Reverend Matthias L. Haines, pastor for over fifty years of the First Presbyterian Church, lived at 1408 North Pennsylvania. The Reverend Orien Fifer, pastor of Central Avenue Methodist Episcopal Church at its height in the 1920's, resided in the church parsonage at 1241 North New Jersey Street.

An Episcopal clergyman, the Reverend James D. Stanley, served Christ Church on the Circle as rector in the early twentieth century and lived in the home at 1228 North New Jersey. Lastly, a leading Universalist pastor, the Reverend Frank D. Adams, resided in the parsonage of the Central Universalist Church at 320 East 15th Street while serving as that congregation's minister.

#### k. Architecture -- Architects

As in the other professions reviewed above, the field of architecture was well-represented in the Old Northside neighborhood. At the turn of the century, several leading local architects resided there and the work of several notable firms was to be found among the area's architecture.

Probably the most prominent architect to ever practice his art in the Old Northside was one of Chicago's master architects, William Le Baron Jenney. Jenney, commonly known as the "Father of the Skyscraper" for the Home Insurance Building he designed in Chicago, came to Indianapolis to execute several residential and commercial commissions in the early 1870's. One of his masterpieces was a French Renaissance chateau he designed for Major Hervey Bates, Jr. at 1305 North Delaware Street (razed). The Bates home, successively the domiciles of Dr. Horace R. Allen, David McLean Parry, and Hugh J. McGowan, was the model for the Amberson Mansion in Booth Tarkington's classic, The Magnificent



Bates-Allen-Parry-McGowan House (razed),  
1305 North Delaware Street, in May, 1907  
W.H. Bass Photo Co.

Ambersons. It was demolished in 1963 by the Knights of Columbus, who had used it in the ensuing years as a club house.

The work of a second Chicago architect is seen in the former Second Church of Christ, Scientist, at 1201 North Delaware. Spencer Solon Beman, son of the great S. S. Beman who designed many outstanding buildings of Victorian Chicago, specialized in Neo-Classic and Colonial Christian Scientist Churches in the Midwest region.

One of the most able local architects at the turn of the century, Bernard Vonnegut, resided in a home at 630 East 13th Street, purchased in the early 1890's. Vonnegut, senior partner in the firm Vonnegut and Bohn, was an accomplished residential architect. Two blocks west of his home, he designed the German Renaissance mansion of his father-in-law, Henry Schnull (1305 Central Avenue; razed). Outside the Old Northside, Vonnegut designed the Athenaeum (401 East Michigan Street), L.S. Ayres and Co. department store (One West Washington Street), the Pembroke Arcade (an early enclosed shopping mall; razed), and several large residences. After his death, his firm designed All Souls Unitarian Church, 1455 North Alabama (1914).

A second leading local architect lived in a home he designed and built at 1440 Broadway. Oscar D. Bohlen succeeded his father as head of D.A. Bohlen and Son in the 1880's. The elder Bohlen had designed the John D. Morris House in 1864-65 at 1204 North Park Avenue. O. D. Bohlen executed such major Indianapolis commis-

sions as the Majestic Building (47 South Pennsylvania Street), the 1897 Indiana National Bank (razed), the former Meridian Street Methodist Episcopal Church (802 North Meridian Street), and the Zion Evangelical Church (416 East North Street).

One final local architect to mention, W. Scott Moore, designed one known extant residence in the Old Northside, the Alvin Lockard House at 1413 North Delaware.



Butler-Wallace-Vonnegut House, 630 East 13th Street  
as remodeled by Bernard Vonnegut, about 1920  
*Mrs. Kurt Lindener*

## F. Architectural Styles & Significance

The architectural significance of the Old Northside lies in the age, variety of styles, and the high quality of the remaining buildings. They give us a better clue to understanding the nineteenth century city of Indianapolis. Because of the span of time from pre-Civil War to early twentieth century, we can see not only the rise and fall of style, but also the nature of development in the area. The Old Northside was an area that was always being "built up." This process of urbanization was a sign of vitality and progress. There were scattered homes at first, but it was desirable for lots to be divided so that the settlement could take place. Few homes required the setting of Ovid Butler's house. Smaller lots were just as suitable for making the success statement which a house was supposed to make.

The earliest statement was, of course, Butler's "Forest Home" built in 1848-49. It was built in the popular Greek Revival style. This style,

which swept the country, established an abiding love for classically inspired architecture. Symmetry, simplicity, and the use of details derived from Greek sources were the overall characteristics. Often this led to regional interpretations of designs which were available through pattern books. "Temple front" buildings were built in the City; however, few of these buildings survive in Marion County. Forest Home has few, if any, of its original exterior Greek Revival details remaining. (see photo) The interior woodwork of the entrance hall and two flanking rooms (excluding the fireplaces and mantels) still maintain the original Greek Revival simplicity of the original house.

Greek Revival remained popular in many parts of the country until about the Civil War. At the same time, another style was rapidly gaining popularity: The Gothic Revival. Partly out of response to the desire to break with the Greek tradition and the desire to explore the new architectural ideas and decorativeness of a different style the Gothic Revival emerged. It provided the means to express the romance and picturesque quality in buildings which was thought to be desirable. In addition, because of its original

ecclesiastical associations it was thought to be a "moral" architecture. Greek Revival had served to express the democratic ideals of the country, Gothic now offered something else. The movement went through numerous phases and in some forms is still popular today. The Old Northside has several representative structures. All Saints Church and the former First Presbyterian Church represent the late phase of the style, but the Jameson House at 1422 Broadway shows the phase of the Gothic Revival popular in the third quarter of the nineteenth century. The pointed arch is the hallmark of the style, but also popular at this time was the effect of polychromy. This was achieved through the use of colored brick and stone, which can be seen on the Jameson House. There are numerous apartment buildings dating from the teens and early 20's which represent another late phase of the style, often called Collegiate Gothic or more appropriately, Late Gothic Revival. Most notable are the Woodworth, Maryden, Spink and Marleigh Apartments.

The desire for the picturesque continued to be explored in 19th century buildings. The Italianate style rivaled the Greek in popularity. It was an extremely adaptable style and all kinds



of structures, frame and brick were designed within the parameters of the style. Bracketed cornices, paired windows, segmental arches and three-sided bays were combined with an endless variety of details to mark the style. The original inspiration had been found by British architects in the asymmetrical farmhouses of Tuscany, Italy. Towers, cupolas or belvederes often enriched the effect. The Merrill House, 1531 Broadway, is one of the best frame examples, and the Harrison House, if it can be pictured without its later porch, is a good brick example. The Harrison House was designed by Herman T. Brandt in 1874-75.

Closely rivalling the Italianate was the Second Empire. Often the two styles are indistinguishable except for the Mansard roof which is the Second Empire's chief style characteristic. The Morris-Butler House, probably designed by D.A. Bohlen in 1864-65, is one of the few houses in the style still surviving in the county. The style takes its name from the Second Empire of Napoleon III of France (1852-70). However, it was British designs based on the extensions to the Louvre Palace which were used as sources in America. It was a "modern" style because its

prestige came from contemporary sources and not on any previous style. It is interesting to note that contemporary literature described an Italianate house as one built by someone who was cultured while a Second Empire house was one built by someone considered fashionable. Both styles remained popular until the 1880's.

Indianapolis, in the nineteenth century, was a city of frame houses. Availability of material and its cheapness may be the explanation for this; in addition, the development of machinery to work wood make it possible to achieve a suitably ornate look. The earliest of these frame styles, the Stick Style, was popular in the East prior to the Civil War. In Indianapolis it was popular later. The chief stylistic features, heavy exterior framing and diagonal bracing, was meant to express the underlying wood frame construction. In addition, the elaborate decorative work found in the gables, was cut or punched out. It has a flat, angular look. There are several representative examples in the district; however, the Townley-Metzger House at 1508 North Broadway, built in 1876, is probably the best example.



John W. Brooks House, 1333 Broadway, 1886, Eastlake Cottage

The other frame style co-popular with the Stick Style is the Eastlake Style. It derives its name from the British architect and writer Charles Lock Eastlake. His publication of Hints on Household Taste was widely popular and while it dealt with furniture and interiors, it became the base for the development of a style of furniture and other objects and ultimately a style of architecture. This development horrified Eastlake and he went to great lengths to deny any association. This did not deter its popularity. It is, like the Stick Style, a frame style. However, its detail reflects the new development

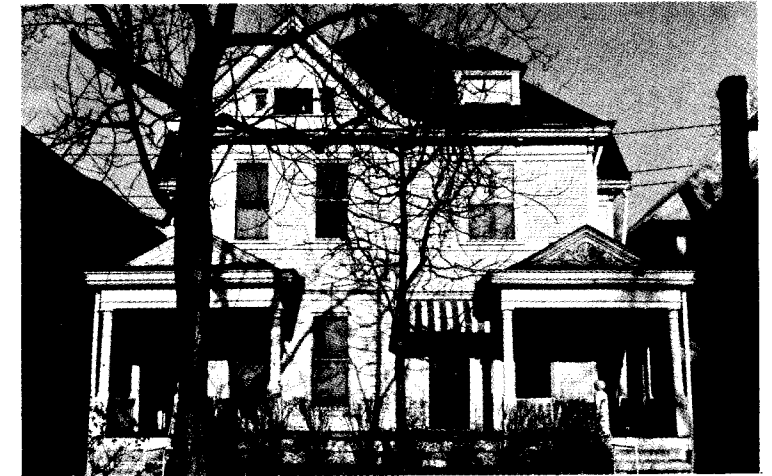
in wood working machinery. The details and columns of porches and gables were turned on lathes and other machinery. In contrast to the punched-out look and squared columns of the Stick Style, Eastlake ornament is rounded and curved. Porches often have a "tinker toy" or spool-like look. A notable Eastlake cottage is located at 1333 Broadway.

This cottage has a floor plan that was very popular. It was first used in the 1860's with cottages that had Italianate brackets and porch. These details changed with the changes in style but the basic T or L plan remained relatively unchanged until the turn of the century. These cottages were often built as speculative rental units and can be found throughout the district and other parts of the city in diminished numbers.

The Romanesque Revival style, much like the Gothic Revival, with which it is contemporary, went through several style phases like the Gothic. Early structures in the style were of simple design, often with only round arched windows and corbel tables to mark their style. Late in the century H.H. Richardson, a French-trained Boston architect, designed Trinity Church on Cop-

ley Square, Boston, in a version of the style. It was well received by the professionals and the public. The style, like those previously, was used for domestic, ecclesiastical, commercial and educational buildings. The use of red brick, with stone/red terra cotta trim became the style elements in addition to those previously mentioned. The Propyleum, 1410 North Delaware (1892), and the Dewenter-Greenen House, 1340 North Alabama (1885), are two domestic examples. The former Friends Church, 13th and Alabama; First Congregational, 16th and North Delaware; and Central Avenue United Methodist Church, 12th and Central, are three ecclesiastical examples.

The Philadelphia Centennial Exposition in 1876 provided the opportunity for the British to erect two pavilions in what was called the Queen Anne style. The style was most skillfully used in England by the Architect Richard Norman Shaw. Needless to say, it became an extremely popular style in America until the turn of the century. It was a style that could be interpreted in brick or frame and often both materials were used in combination with imbricated shingles and terra cotta in chimneys or as bands near windows or gables. In addition to this variety of surface



Henry C. Adams House, 1421-25 North New Jersey Street, c. 1897,  
Queen Anne

materials, the style also emphasized asymmetry in massing, arrangement of window and door openings, and open facing gables. Windows varied in shape and style; often large panes had smaller colored panes around them as a border, called flashed glass. Towers and turrets became increasingly popular in late versions of the style. This style is well represented in the district: the Lockard House, 1413 North Delaware (W. Scott Moore, Architect, 1892); Smith-Hall House, 1332 North Alabama; the Thornton House, 1226 Broadway (1892); and the Coffin House, 1553 North Park (1888) are relatively unaltered ver-



sions. There are several excellent doubles in the style, most notably 1421-25 North New Jersey. Many of the Queen Anne features such as porches and shingles have been lost on some houses, but there still remain other houses with these details intact so that reproductions and reconstructions can be based on these models.

A successor to the popularity of Queen Anne, the Shingle Style was not extremely popular in Indianapolis, although it is uniquely American.

There is only one example, possibly two, in the district. The Henrietta Colgan House at 1332 North Park, built in 1889, is a good example. The style looks very similar to Queen Anne in scale-massing, but the exterior is completely shingled. The style is most closely associated with New England where shingled colonial houses may have provided the inspiration to such well known nineteenth century architects as H.H. Richardson, Peabody & Stearns, Arthur Little and William Ralph Emerson.

Partly as a reaction to the exuberant popularity of Queen Anne which was often misused, and partly out of new scholarship and appreciation for the colonial past, the Colonial/Georgian Revival



Colgan-Lieber-Kochue House, 1332 North Park Avenue, 1889, Shingle Style

became popular toward the end of the century and still remains so today. Its forms and details were taken from Colonial models, but were reinterpreted to make the elements of a revival style. The Meredith Nicholson House, 1500 North Delaware(1904); the Hawkins-Haines House, 1408 North Pennsylvania (1900-01); and the Conde-Price House, 1440 North Park (1907) all show how the style could be interpreted. Very often as in the Nicholson House, a Federal Style doorway with elliptical fanlight and sidelights was used. Gambrel roofs were often used and there was a return to symmetry in openings and the use of other Colonial details.

By the turn of the century, the U.S. was emerging as a world power, and in the process new architectural forms were showing how American architecture was responding. The Neo-Classical Revival, which was the response, was also the product of academic thinking as it developed in the buildings of the Chicago Columbian Exposition of 1893. The style represented a return to forms drawn from classical, usually Roman, sources. Columns were often of the Tuscan order, and the buildings were stone or marble. This often meant they were public or institutional in nature. The former Church of Christ Scientist, 1201 North Delaware, is a notable example. The style was less frequently used for domestic structures, although the Woodbury House at 1512 North Delaware is a good example.

Although a great deal of scholarship hasn't been done on the Free Classic Style, it appears that from the structures in the Old Northside that some observations can be made. It appears that the style originates with the Neo-Classical Revival as a domestic interpretation. It often may look like a variant of Queen Anne or Colonial Revival. However, close inspection will often mark a house as Free Classic. The Queen Anne use of a variety

of siding material is reduced in Free Classic to one: clapboard. Roofs, which in Queen Anne were gabled, now are hipped often with a single centered hipped dormer. Facades are symmetrical with consistently sized and spaced openings. Porches are larger and often stretch the full width of the house and usually have simple Tuscan columns. The style, representing a conservative trend in architecture remained popular until well into the 20th century. The Frenzel House, 1338 North New Jersey (1905-06); the Griffith-Siedensticker House, 1231 North Alabama (1900-01); and the Stanley-Garber House, 1228 North New Jersey, are all typical of the style.

The Jacobethan Revival, popular during the first quarter of the twentieth century, was partly a reaction to the formalism of the Neo-Classical Revival/Free Classic. The sources are English and often the structures are brown or red brick with black and white (wood framing stuccoed areas) detailing in the gables or covering an entire wall area. "Pottstown" and the former All Souls Unitarian Church, 1455 North Alabama, are representative domestic and ecclesiastical examples. These examples seem more influenced by the overall style characteristics than by textbook examples.



Griffith-Seidensticker House, 1231 North Alabama Street, 1900, Free Classic

This same spirit of influence can be seen in a few houses in the district that show the influence of Frank Lloyd Wright and the Prairie Houses he designed in Oak Park, Illinois just prior to and at the turn of the century. The influence is shown in an emphasis on the horizontal line of the house. This most often is done through wide roof overhangs and ribbon windows. The roof is often hipped and sometimes has a dormer. The houses at 404 and 324-26 East 12th Street are examples of this influence.

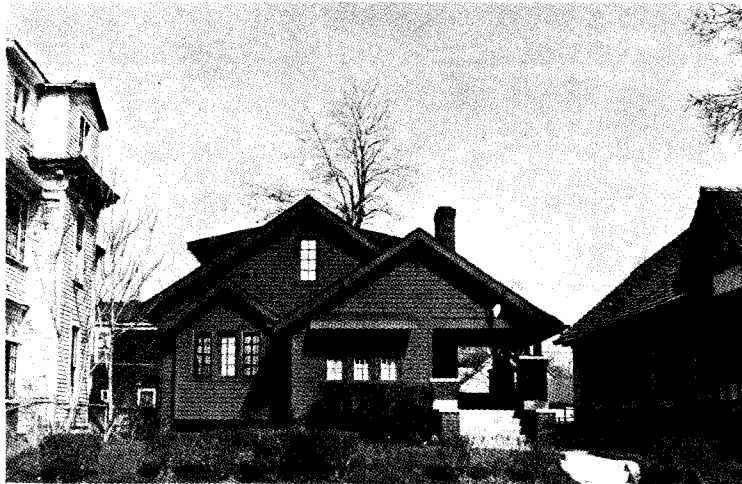
In addition to the Frank Lloyd Wright influence there is still another style, the Bungalow,

which dates from the early part of the century. The Bungalow first made its appearance in California and rapidly spread in popularity throughout the country. These houses were small, compact, cheap and easy to construct. As early as 1914 there was a Bungalow Construction Company in the city. Bungalows were built in large numbers until the Second World War. These houses are usually only a story or story and half, the porch roof pitch often reflects the pitch of the house roof behind, foundations and porch posts are often cobblestone or brick and often battered (sloping upward). Siding is usually clapboard or shingle. A fine example of the style is at 1461 North Alabama (1925).

The last style to appear in the district is the Art Deco. It was a style based on the pavilions designed for the 1925 Paris-based Exposition des Arts Decoratifs. It was an attempt to express modernity through the decoration of structures. The decoration was often two dimensional, geometric or based on stylized natural forms. Its sources ranged from nature to various previous periods of architecture including Egyptian and Aztec. The detail often took the form of streamlining, through rounding of corners and in three

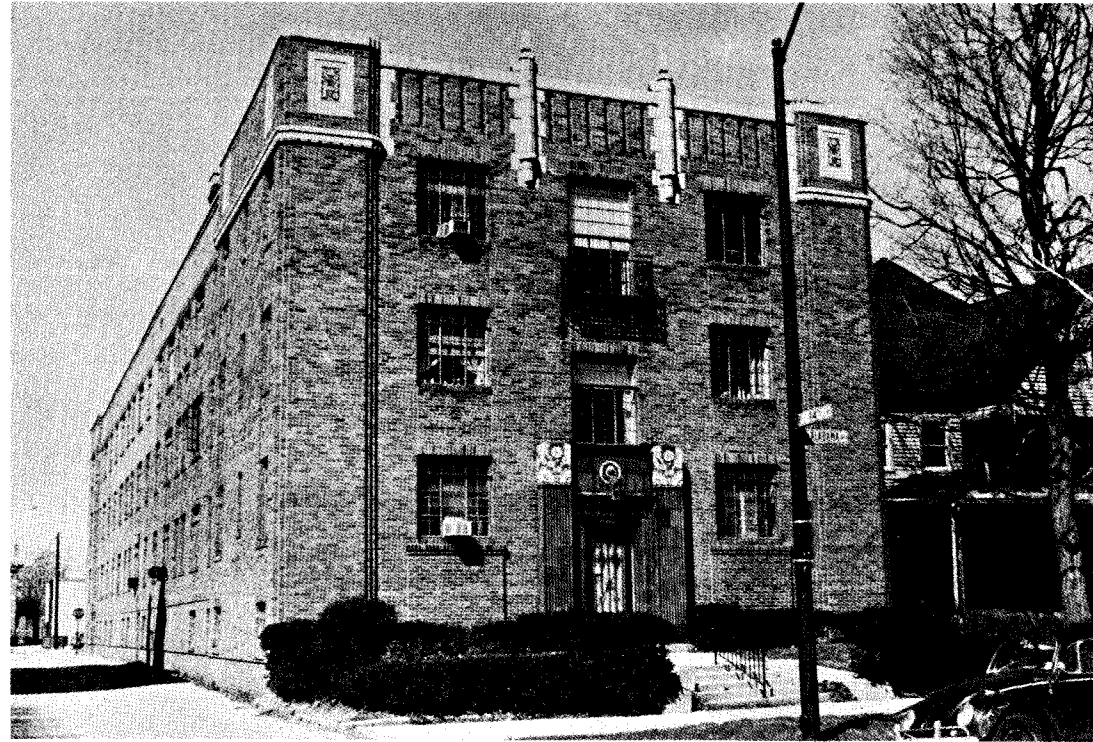
lines or stripes called speed lines. The Traymore Apartments and Windsor Apartments are the best examples in the district.

The architectural styles in the Old Northside are important to the history of the area, but also represent an important chapter in the architectural history of the city. These buildings are the evidence for further study. Besides providing a textbook to study the past, they continue to provide the city with a chance to retain its visual quality.



Frank S. Thomas House, 1461 North Alabama Street, c. 1925 Bungalow

For further reading on architectural styles see Marcus Whiffen, American Architecture Since 1780 A Guide to the Styles or Henry-Russell Hitchcock, Architecture: Nineteenth and Twentieth Centuries. In addition to these books the Commission has a circulating library of pattern books and architectural books from the period. These reprint books can be most helpful in reconstruction of details, floor plans and for their discussions of color and how it was used.



Traymore Apartments, 1402 North Alabama Street, 1928, Art Deco

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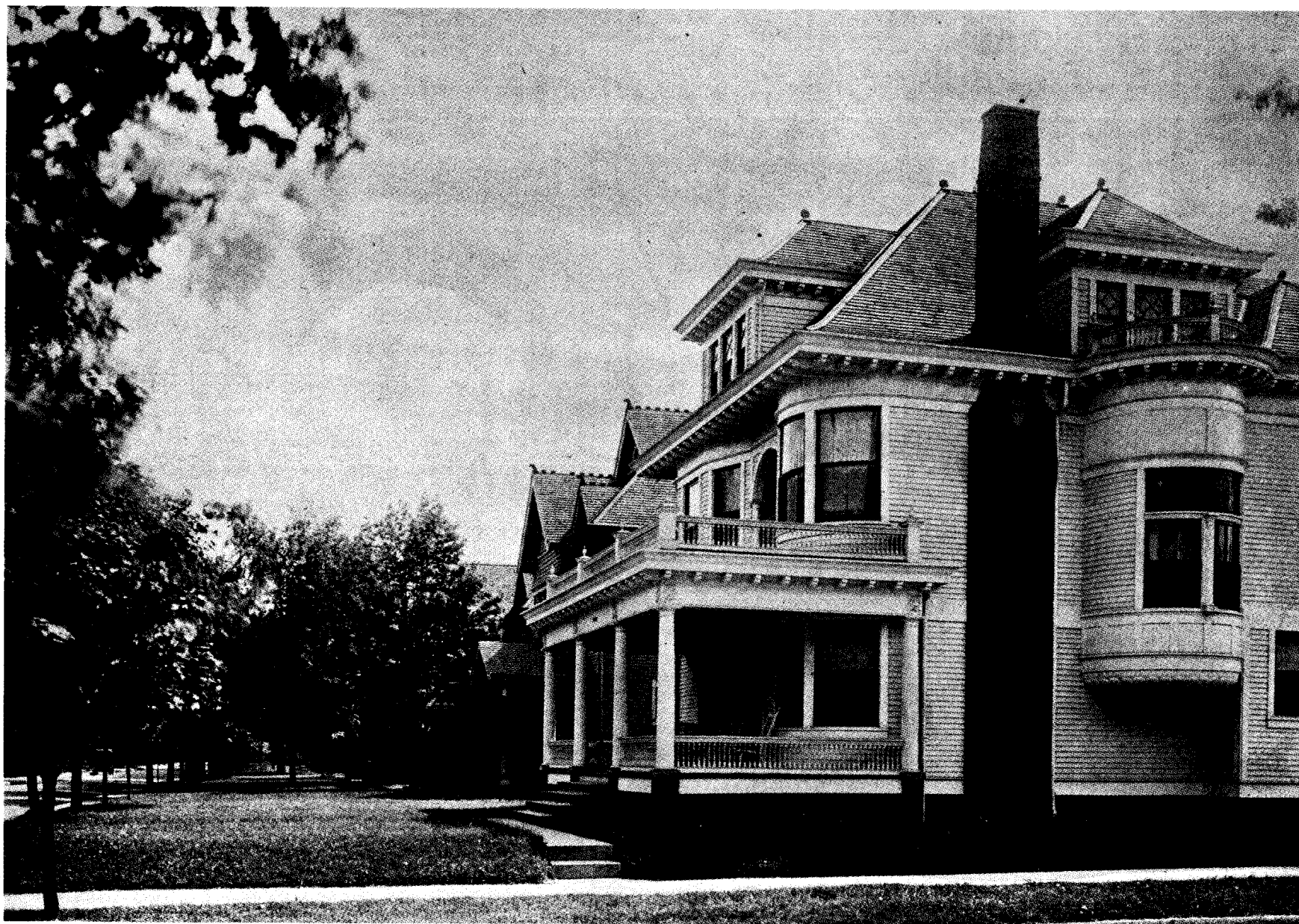
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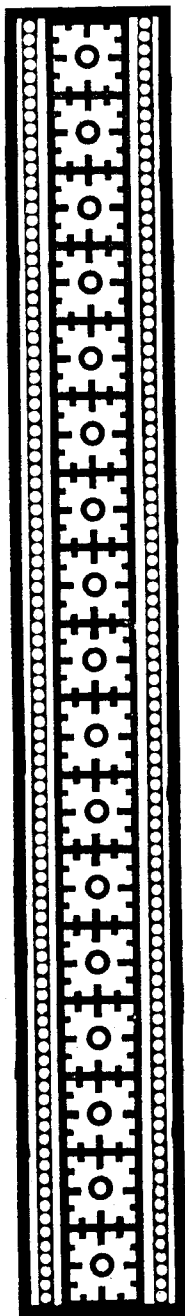
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Looking south from 16th Street along the west side of Park Avenue, about 1910  
*W.H. Bass Photo Co.*





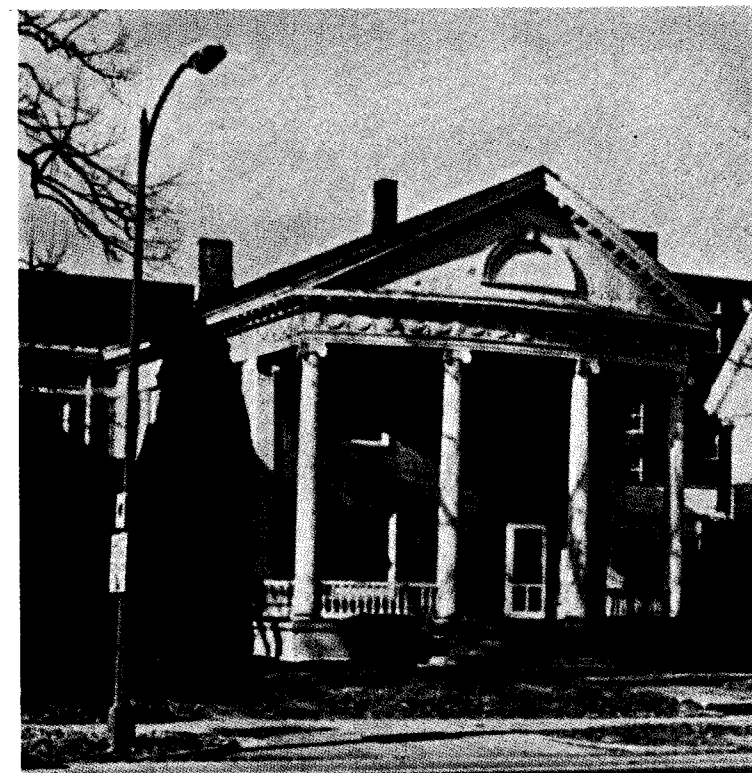
## A. Methodology

### 1. Information Gathering

Information about the Old Northside was collected using a variety of sources, survey techniques, research procedures and compilation methods.

To compile land use data, the plan consultant conducted a windshield survey, which included every property in the Old Northside. The location of single and multi-family housing use was determined. In addition to building use, a structural condition inventory was made of every property.

The Property Inventory was compiled by the Junior League of Indianapolis and the staff of the Indianapolis Historic Preservation Commission using as sources oral history interviews, old photograph research, title searches at the Pioneer National Title Insurance Company and biographical research at the Indiana Division of the Indiana State Library. The Historical Significance of the Old



Woodbury-Williams House, 1512 North Delaware Street

## Data Inventory



Looking west from New Jersey Street along the north side of 12th Street

Northside also draws on the above sources.

The collection of socio-economic data consisted of compiling 1970 census statistics, surveys by the Health and Hospital Corporation of Marion County, police statistics, and interviewing area school administrators.

To compile population characteristics, the plan consultant relied on 1970 census tract and block statistics. Although the 1970 census is now somewhat outdated in portraying the Old Northside, it was the only statistical source available at the outset of this plan. A social survey including updated housing and demographic information is being sponsored by the city Division of Economic and Housing Development, Historic Landmarks Foundation of Indiana, and the Junior League of Indianapolis. Shortly to be released, it will provide a more complete picture of the Old Northside as it exists today.

The data compiled from the 1970 census

is somewhat inconsistent. The Old Northside's boundaries overlap small portions of 3 census tracts: 3531, 3532, and 3533.

Since not all of the census material is published by block, some of the material is based on census tracts rather than the smaller area encompassed by the Old Northside. In addition, the data collected from 1970 block statistics appears to be inaccurate, due to the omission of 6 blocks within the Old Northside boundaries.

The assistance of organizations representing residents of the neighborhood and adjacent areas was solicited. The views provided by Old Northside, Inc., the Citizens Neighborhood Coalition and the Benjamin Harrison Community Association were collected through surveys and polls conducted during a series of community meetings and meetings with small groups and individuals.



## B. Data Collection

### 1. Introduction

In order to make recommendations for the future, it is important to understand existing conditions in the Old Northside. The data in this section describes those conditions and provides the basis for the plan's recommendations. The data used was collected by several methods and sources, discussed in Methodology, p. 35. The data that will be presented and later analyzed is summarized below:

- a. Historical Resources Inventory provides an historical and architectural description of every property in the Old Northside with special emphasis given to the historic properties. It provides the Indianapolis Historic Preservation Commission with the background information required to exercise historic area review.
- b. Land Use entails a description of how land is currently used in the neighborhood.
- c. Neighborhood Character makes observations concerning factors which combine

to form the qualities which produce an identifiable historic neighborhood.

- d. Resident Polls & Survey Results summarizes the feelings of Old Northside residents regarding neighborhood revitalization and the accompanying problem of displacement.
- e. Population Characteristics reviews population change and income levels of area residents.
- f. Housing and Buildings Data examines the structural conditions, rental versus owned occupancy, and building demolitions.
- g. Existing Zoning Regulations reviews the existing local ordinances that have impact on the neighborhood.
- h. Transportation is a review of the city transportation arteries and how they influence the Old Northside. The inventory compares traffic counts, and examines on and off street parking.
- i. Public Utilities is a summary of all existing utilities in the area.
- j. Education attempts to touch upon the realities of the level of edu-

cation available to the Old Northside and the "perception" of the educational system. Schools are compared for enrollment, size and student/teacher ratios. School districts are discussed.

- k. Crime Statistics is a review examining the realities of the levels of crime in the Old Northside versus the "perceptions" of crime rates.
- l. Federal, State, and Local Programs is a review of programs available to the resident that can assist him in improving his environment and/or property.

## 2. Property Inventory

The Property Inventory provides a comprehensive visual and written listing of the structures and lots in the Old Northside historic district. The primary purpose of the Inventory is to aid the Historic Preservation Commission in making design and land-use review decisions.

Each entry in the Property Inventory includes a photograph of the building or lot and a brief paragraph-long analysis which

- describes prominent architectural features of the building,
- gives a synopsis of its history, and
- evaluates the historical or architectural significance of the building to the district.

The Inventory is intended to serve as a versatile resource. Its primary uses, of course, will be for the members of the Historic Preservation Commission. For them, the Inventory offers the photograph, architectural description, and assessment of historical significance,

all of which are helpful in making decisions involving alterations in individual buildings, deviations in land-use patterns, and changes in the over-all historical fabric of the neighborhood.

A second audience to which the Inventory is addressed is the residents of the Old Northside. For them, the Property Inventory can serve both as a convenient catalog of properties in the district and as a detailed historical and architectural guide to the area.

Finally, the Inventory section will be found of interest and value to the general audience as an authoritative reference source for historical information on individual buildings in the Old Northside. In addition, the format, which organizes properties by streets, lends itself well to use of the Inventory as a walking tour of the neighborhood.

The map on page 99 shows the location and address of every property in the Old Northside.

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### North Alabama Street

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Kring - Rouse - Hackleman House  
1201 North Alabama Street  
1899



Neo-classic influence is reflected in the porch of this home built by John Lamont Kring.

Kring (1844-1921), a contractor, began his career as a carpenter, later becoming a construction superintendent. Buildings whose construction he helped supervise included the Hubbard block downtown (former site of L.S. Ayres) and the Grand Opera House (later B. F. Keith's Theater).

Oscar N. Rouse, a grain merchant, acquired the house in 1900, retaining it until 1922 when it passed into the hands of William E. M. Hackleman. Hackleman (1868-1927) was a famous evangelistic singer who owned the Hackleman Book and Music Supply Co. He is said to have directed the chorus singing at the "greatest Protestant religious audience ever assembled in the United States" at the centennial convention of the Disciples of Christ in Pittsburgh. After her husband's death, Pearl Hackleman stayed in the home until 1936.

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Rappaport - Lieber House  
1205 North Alabama Street  
1895



Influenced by the Eastlake Style, this attractive home was built by Phillip Rappaport.

A native of Germany, and a lawyer, Rappaport (1845-1913) came to Indianapolis in 1873 and set up practice with Robert Parker. He was soon forced to give up law because of a hearing loss. He embarked on a career as a journalist in 1874, when he bought an interest in the Indianapolis Tribune, a German language newspaper. He subsequently became editor of the paper. Rappaport was known as a prolific essayist, especially in the field of economics, and as a prominent speaker on Socialism.

Leo Rappaport (1879-1959) was, like his father, a lawyer by profession, specializing in corporate, probate and business law in conjunction with the firm Rappaport, Kipp & Lieber. Other business concerns included interests in various realty and banking institutions. In the area of public service, he was a member of the first State Park Commission (which established

Turkey Run and McCormick's Creek State Parks), and also served for more than 40 years as president and later director of the Family Service Association.

In 1905, Carl H. Lieber (1866-1929) took up residence. Son of the founder of the H. Lieber Company, a photography studio, he served as an officer of the firm his entire life. His interest in photography and art led to his role as an organizer of the Portfolio Club and the John Herron Art Institute. He served as chairman of the Herron Fine Arts Commission during its formative years. His widow, Meta, remained in the home after his death until 1937.



William A. Zumpfe House (I)  
1211 North Alabama Street  
1898

This house was built in a style sometimes called Jacobethan Revival. It was the revival of styles used during the reign of Elizabeth I and James I. This house shows this English influence in its picturesque profile, "black and white" (wood frame and stucco) details and small paned sash. This house may have been altered from its original appearance to reflect the change in style and fashion about 1910 - 1915. It was built as the residence of William A. Zumpfe.

Zumpfe (1864-1940) was involved in banking and real estate throughout his career. After working for Indiana National Bank for fifteen years, he and John Aufderheide formed Aufderheide & Zumpfe, Real Estate and Investment Brokers. Other business ventures included interests in an X-ray manufacturing firm in this city and in a purchasing agency in Philadelphia. Throughout his life he played the violin and conducted "Zumpfe's Orchestra", which played for many prominent social affairs in the city during the early 1900's.

His wife, the former Anna Carry Mitchell, a descendent of Andrew Jackson's brother, served as a member of the Butler University Board of Trustees for many years. Following her husband's death she gave \$100,000 to the Butler Foundation as a memorial to him.



William A. Zumpfe House (II)  
1213-15 North Alabama Street  
1896

The first of two dwellings built by William A. Zumpfe, this home, displaying Free Classic influence, was his original residence. The Free Classic style developed from two sources:

Queen Anne and other classic revival styles about the turn of the century. This house is a typical example. Its asymmetrical facade, Palladian-style gable window and modified classical details show the influences of both styles.

Zumpfe lived in this home only a year until the adjacent house was completed. At that time he moved to 1211, and his father, William Zumpfe, took up residence at 1213. The elder Zumpfe, (1835-1925), a native of Germany, was an active musician throughout his life. He played for many years with the orchestras at the English Opera House and the old Grand Opera House. He retired at the death of his wife, Margaret, in 1896, and lived the rest of his life at this address.



Vacant Lots  
1214, 1220 North Alabama Street



Ridgely - Fortune House  
1219 North Alabama Street  
1898

Although this house has a symmetrical facade, its simple detailing and imposing presence mark it as a good example of the Free Classic style. The three-sided center bay terminates in a three-sided dormer at roof level. Three-sided bays were a popular feature of houses in the area; there are several houses on New Jersey Street with a similar element. This house was built as the residence of Henry D. Ridgely, an employee of the Eli Lilly Company.

In 1914 it briefly became the residence of Russell Fortune, Sr., one time president of Russell Fortune, Inc., a wood veneer importing and manufacturing firm. He was active in civic affairs as is reflected in his membership in the Woodstock Country Club, the Columbia Club, Athenaeum Turners and the Indiana Historical Society.



Vacant Lot  
1221-23 North Alabama Street

Vacant Lots  
1224, 1232 North Alabama Street



The Adelaide  
1225 North Alabama Street  
1920

Although covered with insulbrick, the pan tile pent roof and 16/1 sash and entrance gable still remain intact.



Griffith - Seidensticker House  
1231 North Alabama Street  
1900

This house with its symmetrical facade and Tuscan columns shows some of the elements of the Free Classic Style. The recessed entry is countered by the three-sided bay on the second story which terminates in a wall dormer at the roof level. The house at 1228 North New Jersey shares some of the style features found on this house.

The home was built for the family of William H. Griffith. It remained in the family until 1908, when it passed to William P. Brown, a wholesale lumber dealer. After his death, Mary, his widow, lived at 1231 until the early 1920's. At that time the residence was purchased by Charles A. Seidensticker (1874-1959).

Seidensticker, financial manager at H. P. Wasson & Co. for 37 years, remained in the home until his death in 1959.



Gaspar - Schlotzhauer House  
1235 North Alabama Street  
1899-1900

The overall profile, the open gable with imbricated shingles and double front doors are the only traces of the Queen Anne features remaining on this house. The inappropriate stucco and stone surfaces and removal of the porch are examples of remodeling

which is not recommended because they destroy the essential character of the house and attempt to make it appear as a different style of house. The residence was built by Joseph L. Gaspar (1875-1935).

Gaspar was employed for a time with the Indianapolis Fire Department and as an agent for the Prudential Insurance Company. He is noted, however, for the creation of the "Hoffmeier Series", a syndicated German dialect cartoon which appeared in many Midwestern newspapers.

Harry A. Schlottzhauer purchased the home in 1905. He worked at the American National Bank (subsequently A.F.N.B.) as a cashier, and later was employed as a U.S. bank examiner. Schlottzhauer left the home in 1913.

Vacant Lot  
1238 North Alabama Street



George F. Meyer House  
1242 North Alabama Street  
1895



Most of the details which would have helped to define the style characteristics of this house have been lost. The porch is a later "modernization" which was typical of the period after the turn of the century when the influence of Frank Lloyd Wright and modernism was beginning to be felt.

The only survivor on the west side of the 1200 block of North Alabama, the home was built by George F. Meyer as his residence.

Meyer (1856-1914), along with his brothers August and Charles, owned and operated A. B. Meyer & Company for 38 years. George Meyer served as Secretary-Treasurer of the firm, which manufactured coal, lime and cement, brick and sewer pipe.

Vacant Lot  
1244 North Alabama Street



The Former Friends Church  
(now Providential Life Institutional  
Missionary Baptist Church)  
1245 North Alabama Street  
c. 1895



The size, scale and detailing of this Romanesque Revival church lies between that of Central Avenue Methodist Church and the former First Presbyterian Church. It too contains fine Romanesque Revival detailing, including terra cotta insets, wheel windows, round arch and jack arch lintels. The structure was dedicated by Benjamin F. Trueblood, a notable Massachusetts Quaker, and replaced the first Friends Church at the conjunction of Fort Wayne Avenue, Delaware and St. Clair streets.

The first Quakers in Indianapolis arrived in 1834. In 1856 the church mentioned above was constructed. When the church on Alabama was built, the congregation numbered about 600. In 1955 ground was broken for a new facility on Kessler Boulevard. Subsequently, the structure was owned by Galilee Baptist Church and is presently operated by the Missionary Baptist Church.

Eastside Baptist Church Apartments  
1301 North Alabama Street  
c. 1905-06

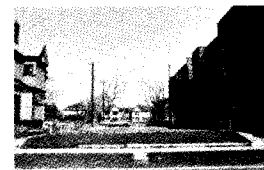


This building is notable for its simplicity and lack of decorative detail.

Vacant Lots  
1302, 1308, 1312, 1322,  
North Alabama Street



Vacant Lot  
1309 North Alabama Street



Davis - Landon - Fifer House  
1315 North Alabama Street  
1889-90



The unusual gable trim is somewhat suggestive of the "black and white" often found on Jacobethan Revival houses. This house, however, probably had more of a Queen Anne look when the wood trim of the recessed porch was intact. It was built as the residence of Frederick A. W. Davis.

Although his education was sparse, Davis (1836-1909) became a notable figure in the Indianapolis business world. He worked for several banks and was instrumental in helping Governor Oliver Morton secure loans during the Civil War to pay Indiana troops. He was elected vice-president of the Indianapolis Water Company in 1881; and succeeded General Thomas Morris as president and treasurer in 1904, positions he held until his death. His widow, Elizabeth, lived at the home until her death a year later.

From 1894 until 1898, Davis' son-in-law, Hugh McKennan Landon, boarded at the home. Landon (1867-1947) began his business career with the Manufacturers Natural Gas Company. He later worked with Davis at the Water Company. From 1920 to 1934 he held the office of vice-president and chairman of the executive committee of the Fletcher Trust Company. In 1943 he was elected chairman of the board. His civic involvements included acting as first president of the James Whitcomb Riley Association. He also served as the director of several other benevolent associations.

Orien W. Fifer (1868-1947) moved into the residence in 1918. Fifer came to Indianapolis as pastor of Central Avenue Methodist Episcopal Church, a post he held ten years. He also served as Superintendent of the Indianapolis District of the Methodist Church, and as Acting Superintendent of Methodist Hospital. He held key positions in the unification conferences which joined the Methodist and Southern Methodist Churches.

In 1921, Martin M. Hugg (1858-1938) took up residence. A lawyer, he established a partnership with Joseph Kealing in 1897; and also served as assistant Marion County Prosecuting Attorney in 1901. In 1896 and 1904 he was elected to the State Senate. He also held the post of Marion County Republican Chairman in the early 1900's. Hugg left the home in 1928.

Shea - Landon - Wicks House  
1319 North Alabama Street  
1886-87



This house probably had a more Stick Style when the porch was intact. However the saw-tooth gable trim and "eared" windows are remnants of the earlier style. It was built by

Michael Shea, a local contractor.

It became the residence of Hugh McKennan Landon in 1899. A graduate of Harvard, Landon was vice-president and treasurer of the Indianapolis Water Company until 1912. In 1920 he was named vice-president and chairman of the executive committee of Fletcher Trust Company, eventually being elected chairman of the board in 1943. His many civic involvements included serving as the first president of the James Whitcomb Riley Association. His second wife, Jesse Spalding Landon, was an active contributor to Riley Hospital. Something of a philanthropist, she made a gift of 26 acres surrounding the entrance of George Washington's estate to the Mount Vernon Ladies Association.

In 1916, the Reverend Frank Scott Carey Wicks took up residence. Rev. Wicks served as pastor to All Souls Unitarian Church for 32 years. He was involved with many social and civic organizations, including the Family Welfare Association, and the John Herron Art Institute. His second wife, Katherine Gibson Wicks, authored several children's books.



Wocher - Krieg House  
1325 North Alabama Street  
1886

This Queen Anne cottage has suffered the loss of its original porch, probably about 1910-20. Some of the detailing, heavy corner boards and string course boards suggest Stick Style influence. The oriel window on the northside has imbricated shingles.

The structure served as the residence of Julius Wocher. Wocher was employed as a salesman for Severin, Ostermeyer & Co., wholesale grocers.

In 1917, Louis W. Krieg took up residence. Krieg owned and operated the Krieg Brothers Catholic Supply House, which is still in operation on South Meridian Street.



Parrott - Stevenson House  
1326 North Alabama Street  
1890

The aluminum siding obscures some of the Queen Anne elements, possibly imbricated shingles, on this house. The porch is a later modernization. The chimney still retains its decorative terra cotta inserts.

Burton E. Parrott built the house. He was co-founder and manager of the Parrott-Taggart Bakery until its incorporation into the National Biscuit Corporation.

In 1901 the home was bought by Elmer E. Stevenson, a prominent corporation lawyer. He practiced with his son, Thomas, for a time, and served as president of the Indianapolis Bar Association in 1917 and the Indiana Bar Association in 1920.



Smith - Hall House  
1332 North Alabama Street  
1896

This excellent Queen Anne house is a classic example of the later phase of the style. The open gable, asymmetrical facade and corner tower are such characteristics. The porch is original. The corner tower, sometimes called a conservatory, was often used to display larger plants. This practice was the nineteenth century invention of Dr. Ward, known then as a Ward Case and now as a terrarium. Colonel Harry B. Smith built it as his residence and lived here until 1911.

Smith began his business career as a representative of various steel companies. In time, his interest in politics led to his election as Marion County Auditor in 1894 and 1898. He had previously served on the Board of Aldermen in 1886. The local Republican party appointed him its chairman in 1894. Smith also began a military career in 1877. He served in the Spanish-American War and was made Brigadier General in 1914. Governor Goodrich appointed him Adjutant General of the Indiana National Guard in 1917, a post he held until 1925. He married Lillian G. Boynton, daughter of Dr. Charles Boynton, a prominent local surgeon.

In 1911, John R. Hall took up residence. A salesman, Hall lived here until about 1925.



Apartments  
1335 North Alabama Street  
1922



Dewenter - Greenen House  
1340 North Alabama Street  
1885

This house is a fine example of domestic late Romanesque Revival. There were several other houses built in this style, but they have all been lost. The house has the characteristic round wall arch in addition to other unusual details: a corbiestep gable and classically-inspired terra cotta detailing around the doors and elsewhere. The spandrel between the first and second floor windows and wall arch tympanum have rusticated brick infill. The wooden side porch has been lost. The home was built by Herman C. Dewenter.

Dewenter(1874-1916) came to this country from Germany and settled in Indianapolis in 1882. He was a co-founder of Kruse & Dewenter Co., furnace manufacturers, and served as vice president and treasurer of the firm. He remained at this address until his death.

In 1916, Dewenter's son-in-law, Charles P. Greenen, occupied the home. In addition, he also took over the presidency of Kruse and Dewenter, a position he held until his death in 1929, while still in residence at this address.



Vacant Lot  
1341 North Alabama Street



Vacant Lot  
1401 North Alabama Street



Traymore Apartments  
1402 North Alabama Street  
1928

The Art Deco styling of this building is evident in the elaborate polychrome terra cotta detailing around the doorway. The flat, geometric stylized flowers are pure Art Deco. Similar types of detailing can be seen on a commercial building on Massachusetts Avenue and several buildings designed by Rubush and Hunter.

Vacant Lot  
1407 North Alabama Street



Foster - Wynn - Ballard - Coppock House  
1408 North Alabama Street  
1889



This Queen Anne style house has a second floor porch. This is unusual, but is also found on the house at 1460 North Alabama. This type of detail adds to the overall picturesque quality which was a characteristic of the style. The residence was constructed by an attorney and real estate dealer, Frank S. Foster, for his residence.

Dr. Frank Barbour Wynn (1860-1922), a distinguished physician, resided there from 1906 to 1916. In the medical field, Dr. Wynn served as the first "City Sanitarian," occupied the Chair of Medical Diagnosis at the Indiana University Medical School, was founder of the Scientific Section of the American Medical Association, and later served as vice-president of the AMA. In the field of history, Dr. Wynn was appointed Chairman of the Indiana Centennial Commission and served as president of the Indiana Historical Society.

Granville Mellon Ballard (1833-1926), who briefly lived at 1408 (1919-21), served in his youth as private secretary to Indiana Governor Joseph A. Wright (c. 1850-57). Beginning in 1923, William A. Coppock (1863-1928), founder of the well-known interior decorating firm now known as Coppock Brothers, took up residence at 1408 North Alabama.

Gramling - Nave - Hunt House  
1412 North Alabama Street  
1886-87



This house in its simplicity of details is beginning to show the movement to Free Classic elements from Queen Anne design. The porch has been modified. The home was built by Henry A. Gramling.

A merchant tailor, Gramling was involved for a time with P. Gramling & Son before establishing his own business.

In 1907 George Nave moved into the dwelling. For over 60 years Nave (1845-1936) worked in the livestock business, becoming a partner in the firm Graves, Nave & Co. He left this address in 1912 after the home was sold to Edwin A. Hunt.

Hunt held the position of vice-president of Pivot City Realty Co. His claim to notoriety, however, came from his indictment on charges of conspiracy to embezzle \$10,000 of the trust funds held by the defaulting Marion County Clerk in 1921. Hunt lived at 1412 from 1913 until 1919.

Vacant Lot  
1415 North Alabama Street



Stevenson-Cockrum House  
1416 North Alabama Street  
1889



This is another fine example of Late Queen Anne. The corner tower has imbricated shingles. The porch with its simple Tuscan columns may be later or could represent the trend toward the Free Classic style which was beginning to develop at this time. It was built as the residence of William E. Stevenson.

After "retiring" from his father's hardware business in Greencastle at 29, Stevenson became a Putnam County banker. He came to Indianapolis in 1888 and established himself in the real estate business via W. E. Stevenson & Co. One of the town's nineteenth-century movers and shakers, in 1896 he completed the Stevenson Building (later re-named the State Life Building), the first modern steel-construction office building in Indianapolis. He figured prominently in various railroad, interurban, and public utilities enterprises. Stevenson lived in the home until 1898.

In 1900, John B. Cockrum (1857-1937) occupied the dwelling. An outstanding corporation lawyer, he represented several railroad firms. In his youth he served as assistant to the U.S.

District Attorney at Indianapolis from 1889 to 1893. Cockrum was a prominent and active member of the International Order of Odd Fellows, and was elected to that organization's highest office in 1910. He remained at 1416 until his death in 1937.

McLain - Craig House  
1420 North Alabama Street  
1889



There are still some elements which this Queen Anne house retains. The overall picturesque profile, especially the jerkin head roof, attest to forms of rustication which were borrowed to create a romantic image for a house. It was built for Liberty C. McLain.

A physician and surgeon, McLain was affiliated with the National Surgical Institute. He is listed at this address until 1899.

That same year, Henry L. Van Hoff moved into the home. He was a partner in the firm Fraser Brothers & Van Hoff, manufacturers of wooden doors, blinds and shingles. He remained here until 1919.

In 1920, William B. Craig (1868-1938) took up residence. A native of Scotland, he came to the United States in 1891 and attended Ontario Veterinary College and Indiana Medical College. Subsequently, he served as a professor of anatomy and dean of the old Indiana Veterinary College. He lived in this home until 1925.

Schnurr - Hobbs House  
1421 North Alabama Street  
c. 1885



This house was built when the popularity of the Stick Style was on the wane. The detailing of the porch pediment was probably repeated in the main gable, giving the house a more Stick Style appearance. This detailing can also be found at 1428 North Delaware. It was used also as a decorative element on other houses built in this style throughout the city. This dwelling was constructed by Leonard Schnurr, Jr.

From 1888 until 1905, this was the residence of William H. Hobbs. Little is known of Hobbs besides the fact he was involved in the insurance and real estate business throughout his stay at this address.



In 1905, the Oldendorf family moved into the home. Family members are listed at 1421 through 1923.

Joseph B. Kealing House  
1424 North Alabama Street  
1895-96



This house has been modified with a brick porch added about 1910-1920. The original porch was probably frame and had Eastlake details. Remnants of the Eastlake turned work is still in place in the main gable and the flanking dormer window.

The 1424 house was built for the residence of Joseph B. Kealing. Senior partner in the law firm Kealing and Hugg, Joseph Kealing won notice in both law and politics. From 1901 to 1909 he served as U.S. District Attorney in Indianapolis, acting as a prime mover in dissolving the National Association of Retail Druggists (the "Drug Trust"). In 1904, Kealing acted as campaign manager at the Republican National Convention for Indiana presidential candidate Charles Warren Fairbanks. He then helped secure the vice-presidential nomination for Fairbanks under Theodore Roosevelt. Kealing later served on the Republican National Committee.

Robertson - Rassman - Miller House  
1425-29 North Alabama Street  
1895



The original Queen Anne style facade of this home has all but been obliterated by the additions of a small extension onto the front of the structure on the second floor, and the supporting brick porch. It was built and first occupied by William Robertson.

Robertson, one-time candidate for the Democratic nomination as Prosecutor, practiced law for more than 20 years. He died in the house in 1919.

Fred W. Rassman resided in the home only briefly, from 1919 to 1920. He practiced law for 15 years and then assumed the management of this father's real estate business. He also was president of William Haveison Realty Co. and vice-president of Stratford Realty. He served 33 years as executive secretary and legal counsel for Indianapolis Laundry Owners Association.

Sidney Stanhope Miller (1893-1947) associated in law practice with Glenn W. Funk and Asa Smith. Later he was general counsel and vice-president of Vernon Life Insurance Co.; served as chief deputy prosecutor of Marion County, Superior Court judge from 1922-27 and president of Marion County Welfare Board from 1937-1940. He occupied the home from 1920 to 1922.

Connor - McLeland - Finn House  
1428 North Alabama Street  
1882



The porch, which was probably added after 1900, is a later modernization. It was, no doubt, similar in detailing to the larger house at 1421 North Alabama. The same type of tie beam and King-post detailing can be seen on the south gable. This detail has been removed from the front gable. These details would have given this house a more Stick Style appearance. It was built for the Rev. Thomas J. Connor, pastor of New Bethel Baptist Church, who lived here until 1894.

Oliver O. McLeland is listed in the directory at this address in 1900. A grain dealer, he was also proprietor of the Enterprise Grocery Co. located at 16th and Alabama. McLeland left the home in 1910.

From 1912 to 1933 the house was inhabited by William J. Finn (1877-1933). After working for L.S. Ayres for 12 years as a department head, Finn joined his brother at Finn Brothers (mortuary) which had been founded by John Finn. He was an active Roman Catholic layman.

Francis T. Holliday House  
1431 North Alabama Street  
1882



In addition to the brackets and "saw-tooth" trim, the original porch would have further defined the Stick Style character of this house. The present porch with cast stone columns is a typical turn of the century modernization. Cast stone columns, balustrades and entire houses were available in the Sears catalogue. This building material was in popular use until after World War I. Francis T. Holliday built the house and lived here for 40 years.

John J. Price House  
1435-37 North Alabama Street  
1891



The aluminum siding obscures the siding details but some other quite remarkable details remain. The cornice trim has unusual roundels, and above the windows of the second story slanted bay and first floor 3-sided south bay is decorative trim which resembles Elizabethan strapwork. The use of this detail was popularized by the British architect Richard Norman Shaw in the many Queen Anne houses he designed.

John J. Price, of whom very little is known, built the residence. Price was employed by the Manhattan Life Insurance Co. of New York as a state agent. He lived here from the time of its construction until 1925.

Dickey - Evans House  
1436 North Alabama Street  
1885

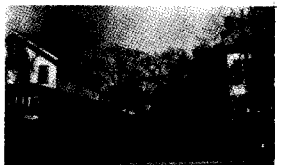


Insul-brick covers most of the surface detailing of this Queen Anne house. In addition, the original porch has been removed. The corner tower, with diamond paned windows and metal finial still remains. The house was constructed for Edward Thornburg Dickey.

Dickey (1822-1912) had just passed the bar when the Mexican War broke out. He enlisted in the Indiana Third Regiment. After the war, he lived and practiced in Peru (Indiana) until 1882 when he came to Indianapolis and set up a partnership with John P. Parmalee.

A native of Boston, Rowland Evans (1864-1922) came to Indianapolis in 1884. He worked as a Federal Court reporter for 20 years before attending Indiana University School of Law. His practice specialized in the history and historical aspects of constitutional law and in brief writing. Both Evans and Dickey lived at this address until their deaths.

Vacant Lot  
1439-41 North Alabama Street





Van Buren - Efroymson House  
1440 North Alabama Street  
1889



The modified gambrel roof suggests a picturesque influence in the design of this home, built by James S. Van Buren. The original Queen Anne porch with its heavy turned columns still remains intact. These kinds of columns are probably what many of the other Queen Anne houses had removed when they were "modernized." The house also has unusual incised decoration on the cornice boards.

Van Buren was a hardware agent, and his son, William A., was an attorney and a United States Commissioner. The Van Buren family lived in the home until 1899, when Harry Efroymson took up residence.

Before coming to Indianapolis in 1870, Efroymson (1863- 1955), lived briefly in Evansville. He owned and operated a furniture store in this city and was a founder of Shara Temple and Central Hebrew Congregation. He is listed at this address until 1912.

The Margaret Mueller House  
1443-45 North Alabama Street  
1913



This type of housing was popular because it was easy to construct and economical because of the income it produced. These kinds of houses were in fashion as early as the mid-nineteenth century and can be found in almost every neighborhood in the city. Margaret Mueller built this double. No information is available on her.

Working class tenants were predominant in the double. It housed, among other Richard Lester, a pump manufacturer, George J. Peckover, a patternmaker, and Albert C. Metcalf, an insurance agent. The majority of the residents appear to have been rather transient, staying at this address at most only one or two years.

Kappes - Richards House  
1446 North Alabama Street  
1890



This Queen Anne house had lost its original porch, however, some of the other decorative elements remain. The first story is clapboard; the second, shingled. Shingles were used in the United States as a substitute for clay tiles which were more common in England. This house has an uncommon decorative feature: the circular "pies" above the window in the gable area. These "pies" were used as decorative elements by Richard Norman Shaw on some of his Queen Anne houses. William P. Kappes built this dwelling and occupied it beginning in 1891.

Kappes was an attorney who set up a partnership with Robert M. Fishback. He left this address in 1902.

Following Kappes, Hugh and Myra Richards took up residence. He worked as manager of Indiana Ornamental Ironworks before becoming president and general manager of Noelke-Richards Ironworks.

Myra Reynolds Richards (1882-1934) became an internationally known sculptress. Among her best known works are two drinking fountains in University Park, a statue of James Whitcomb Riley on the Hancock County Square and the figure of a pioneer woman in the Fountain Square group. The Richards lived here from 1902 to 1910. After his death Myra Richards again occupied the home from 1918 to 1925.

Clarke - Sinclair House  
1452 North Alabama Street  
1900



This home, with its tower, is an example of the Queen Anne style. It was built by Thomas J. Clarke, owner of Clarke and Sons, plumbers, steam and gas fixtures. His last listing at this address was in 1909.

In 1914 W. Richardson Sinclair took up residence. A native of Ireland, Sinclair came to Indianapolis in 1906 as assistant superintendent of the Kingan and Company meat packing firm. He was promoted to vice president in 1908 and named president in 1936. In 1952 he retired after the company merged with Hygrade Food Products. Active in many civic organizations, he helped establish a Negro scholarship fund in this city. Sinclair lived here only briefly, until 1916.

All Souls Unitarian Church  
(now Antioch Apostolic)  
1455 North Alabama Street  
1913-14; Vonnegut, Bohn and Mueller of Indianapolis, architects



The use of green slate and black and white detailing indicate a lingering English influence. The stained glass windows are very simply detailed, although the naturalistic design is reminiscent of Art Nouveau. The size and scale of the structure are more those of a home than what is commonly thought of as a church.

The first Unitarian society in Indianapolis was organized in 1868. Although the congregation was without a facility, it did engage a full-time pastor, the Rev. Henry Blanchard, for about two years, from 1869 to 1871. Upon his resignation, the Unitarian society disbanded until 1903, when the Rev. E.E. Newbert undertook the organization of a new church.

In 1904, the members bought this property from the First Presbyterian Church. Construction of this facility began in 1913. The congregation built a new church in the 1950's. The Antioch Apostolic Church subsequently occupied the structure.

Vacant Lot  
1456 North Alabama Street



Samuel S. Rhodes House  
1462 North Alabama Street  
1885



This simple Queen Anne cottage has a picturesque look with the deep porch on the first floor and small second floor porch. This second floor porch was used on several other houses in the neighborhood. The home was built by Samuel S. Rhodes.

Rhodes, a Civil War veteran, founded S. S. Rhodes & Son, a hardware and building supplies company, in 1873. After his retirement in 1915, his son, Clarence, continued operating the family business.

William B. Craig took up residence in the home in 1918. A native of Scotland, Craig was a veterinarian and served as dean of the old Indiana Veterinary College during his stay in the home.

Frank S. Thomas House  
1461 North Alabama Street  
c. 1925



This house displays many of the characteristics of the Bungalow Style: the porch roof line is an echo of the roof line of the main gable; it is only 1½ stories. As early as 1914 there was a Bungalow Construction Company in Indianapolis. This frame style was very popular in the city possibly because plans could be obtained for as little as a dollar.

This house was erected on the site of an earlier one. Frank S. Thomas built the present structure. He worked as a conductor and maintained residence in the home until 1935.



Kingsbury - Halton House  
1465-67 North Alabama Street  
c. 1880

The window surrounds, brackets and part of the hip roof are all that remain of the original Italianate structure. Later additions to the north and south have obscured the original L floor plan. It was built as the residence of James J. Kingsbury.

A versatile man, Kingsbury (1832-1913) was a teacher, book store operator and journalist. In 1870 he came to Indianapolis as city editor of the Indianapolis Journal. He subsequently collaborated with John B. Conner in the purchase of the Northwestern Farmer, a monthly publication. It was later renamed the Indiana Farmer and became a weekly magazine. Kingsbury served as managing editor until his death. Kingsbury was also known in the community as an active prohibition campaigner.

In 1887, Winifred B. Halton took up residence. Halton was a manufacturer of agricultural implements and eventually formed his own company, W. B. Halton Manufacturing Co. He later became involved with real estate, serving as president and treasurer of the State Realty Co.



Harry A. Crossland House  
1468 North Alabama Street  
1889

Small panes of glass in the door and flanking windows were often used as stylistic elements in Queen Anne houses, of which this is an example. When they are colored they are called "flushed" which refers to the method of bonding the color to the glass. The house also has an unusual decorative cornice board. It was built by Harry A. Crossland as his residence.

Crossland was involved in the food brokerage business and was associated with several firms. He was Secretary of the Indianapolis Warehouse Company, and later was a partner in Crossland and Larger, which became the H.A. Crossland Co. His son, Harvey A. Crossland, succeeded his father as president of H. A. Crossland & Co. The Crossland family remained in the home until about 1909.



Joseph J. Mills House  
1469 North Alabama Street  
1882

This is a fine example of a Stick Style house. The porch, with the diagonal braces, shows one of the primary characteristics of the style. In addition, the balloon frame construction is emphasized around the windows with the extension of the vertical framing members. The cornice appears to have been enclosed or in some way altered, however, the sunburst decorative elements flanking the cornice level wall dormer still remain. Joseph J. Mills built and lived in this home until 1885.

Mills (1847-1928) served as both Assistant Superintendent and Superintendent of Indianapolis Public Schools in the early 1880's. He held the post of Superintendent until 1884 when he was appointed president of Earlham College. At the same time he served as president of the Department of Higher Education of the National Education Association. He left Earlham and became a minister in 1913, serving in Ontario and California until retiring in 1927.



Vacant Lot  
1501 North Alabama Street



Former A & P Grocery  
1507 North Alabama Street  
c. 1955-60



Boice - Binninger - Blythe House  
1508-10 North Alabama Street  
c. 1875

Now a double, this Queen Anne style home was constructed by Adele V. Boice.

Maria and Freida Binninger occupied 1510 beginning in 1918. The Binnings were both school teachers. Maria was an original member of the faculty at Arsenal Technical High School. Freida taught grade school for 40 years before retiring in 1943.

From 1919 to 1920 William T. Blythe lived at 1508. A veteran of the Civil War, Blythe (1845-1931) became a meteorologist at its conclusion. In 1891 he was appointed head of the Indianapolis Weather Bureau. Blythe spent nearly 70 years in government service.



Vacant Lots  
1511, 1515, 1527 North Alabama Street



Holloway House  
1512-16 North Alabama Street  
1893

This unusual Free Classic double is symmetrical in its front elevation. The three-sided second story bays have a small pediment above the center window. Above these are unusual pedimented dormers. Built expressly as rental property by Elisha and Martha Holloway, this structure remained in the hands of the Holloway family well into the 1920's.

Little is known about any of the family members, with the exception of Dr. Olin E. Holloway (1856-1929), who was a very prominent physician in the Knightston area.

A great variety of tenants have occupied the structure including William M. Madden (1865-1954) who was only the second person in the state to receive a certificate as a CPA.

William E. Tuite (1870-1925) came to Indianapolis from Pittsburgh in 1912 as deputy state statistician, a post he held until approximately 1918.

Dr. Orin E. Druley (1865-1928) was a physician who specialized in electric therapeutics especially in the treatment of cancer. He practiced both in this city and in Anderson.



Metro Taxi Company  
1520-24 North Alabama Street  
c. 1913

This yellow brick and stone trimmed building has eccentric detailing: the elliptical stone inset and elongated keystone of the round arched entry. The first floor openings have gauged brick lintels. The corbeled parapet has stone trim.

The building was constructed as a garage for the Vaught Auto Company. They leased the structure from 1913 to 1926, and specialized in auto accessories, storage and repairs. It has continued in use as a garage in some form up through the present day occupants - the Metro Taxi Company.

Metro Taxi Company  
1524 North Alabama Street  
1923

Now a part of the Metro Taxi Company, this commercial structure was originally used as a tailoring shop by Ray Akard. Later it became a linoleum outlet. Alonzo Le May leased both this building and 1528 as a garage in 1927. After this date it appears the two buildings may have always housed a single business concern.



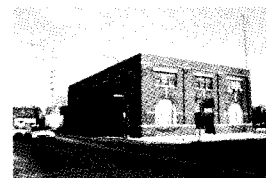
Former Clay and Emmons Drugstore Building  
1528-32 North Alabama Street  
c. 1897

Augustine Kiefer erected this Victorian building as an investment along with the other brick commercial structure stretching around 16th Street. The structure has a long history of use as a drugstore, grocery, and laundry.

Clay & Emmons Drugs operated from 1528 between 1912 and 1922. Later, Alfred K. Thomas Drugs was established at the address.

In 1916 Emily Rhoades set up a laundry at 1532, which remained until 1925 when Childs Grocery Store moved in. The Kroger Grocery & Baking Co. occupied the structure beginning in 1925.

Ipalco Hall  
1529 North Alabama Street  
1929-30



## Bellefontaine Street

Vacant Lot  
1504 Bellefontaine Street



Harrison C. Murphy House  
1512 Bellefontaine Street  
1897



Siding added to this house has obscured much of its original Queen Anne detail. It was built by Harrison C. Murphy.

Murphy was employed as a brakeman, and his wife, Georgia, was a teacher. They stayed at this address until 1902.

From 1914 to 1916 this was the home of Robert C. Ramsey. He was an owner of D. P. Cook & Co., wholesale notion dealers.

Vacant Lot  
1516-18 Bellefontaine Street



Heinrichs - White House  
1520 Bellefontaine Street  
c. 1897



This bungalow was built as rental property by William T. Heinrichs, an attorney.

The Henry T. White family were tenants in the house from 1916 to 1925. White, for a time, owned and operated a grocery, Oliver and White, located on East 25th Street.

Mehring - Evans House  
1524-26 Bellefontaine Street  
c. 1914



A double in a very simplified Queen Anne pattern, this structure was built by Orville E. Mehring.

One of the early residents was John D. Evans, who lived here from 1915 to 1917. Evans was employed as a Sales Manager at Herbert S. Graham & Co., dealers in brick and building materials.

Mehring - Rominger House  
1528-30 Bellefontaine Street  
1914

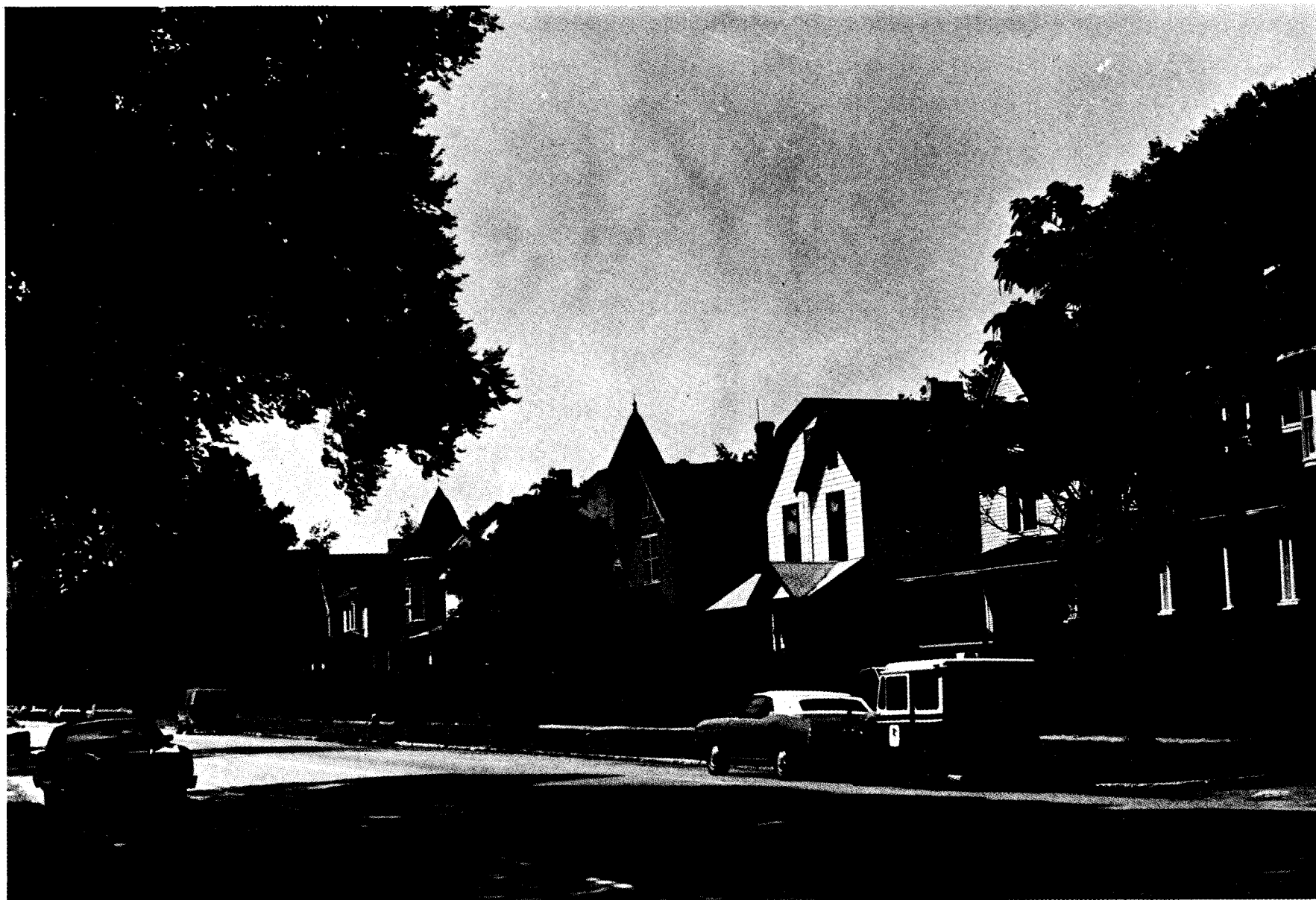


This double was also built by Orville E. Mehring at the same time as 1524-26.

Residents of this structure included Enoch R. Larson, an early statistician with Prudential Casualty Company, and Harry C. Rominger. He was a salesman for the W.K. Stewart Co., a book, stationery and office furniture business; and forerunner of the Stewarts Book & Stationery Co. in operation today.

Vacant Lot  
1532 Bellefontaine Street





Looking south along the west side of the 1400 block of North Alabama Street



Looking south from 15th Street along the west side of Broadway

Vacant Lot  
1536-38 Bellefontaine Street



Mitchell - Van Sickle House  
1540-42 Bellefontaine Street  
c. 1887



Clara E. Mitchell built this double, with its clipped gable and decorative brackets under the eaves. It was constructed expressly as rental property.

The Van Sickle family occupied 1540 beginning in 1911. Ada L. and Mary A. Van Sickle lived here until about 1926. The two women worked as rug weavers and seamstresses.

Williams - Elwarner House  
1544 Bellefontaine Street  
c. 1889-90



The second structure on this site, this Victorian cottage was constructed by Preston Litton, brick mason, for John T. Williams, an engineer. Williams subsequently sold the home to William Elwarner.

As a boy in Ohio, Elwarner (1863-1929) went into the baking business. When he came to Indianapolis he opened a bakery at the corner of 16th and Bellefontaine which operated until the early 1900's. In 1915 he organized City Baking Co., of which he served as President until his retirement in 1925. Elwarner lived at this address from 1892 until 1903. After he left, he rented the home to several of his employees.

Vacant Lot  
1548-50 Bellefontaine Street



## Broadway

Vacant Lot  
1206 Broadway



Henry T. Conde Carriage House  
1208 Broadway  
c. 1887-1888



Located at the foot of I-65 this small Queen Anne carriage house is all that remains of the original structures on the lot.

The main home was built by Henry T. Conde president of H. T. Conde Implement Company, wholesale distributors of "agricultural implements, binder twine, hardware and seeds." It was destroyed in the 1960's.

Vacant Lot  
1212 Broadway



Vacant Lot  
1221 Broadway



Charles E. Thornton House  
1226 Broadway  
c. 1892



In addition to the dome, similar to 1553 North Park, there are other unusual or unique details on this Queen Anne house, such as stained glass inserts on the porch, including one with the house number and flashed glass in the gable window. Charles E. Thornton built the house and his family lived here well into the 20th century.

A businessman and lawyer, Thornton (1855-1902) came to this city from his farm in Putnam County to begin a hardware and agricultural implements firm with M. D. Darnall (Thornton & Darnall). The company continued until 1886. He then formed Moore and Thornton, a law partnership, with Colonel Joseph Moore. They became very well known as U. S. claims attorneys. In 1893, Thornton was named president of the Indiana Society for Savings, which grew to be one of the more prosperous building and loan associations in the state. A Butler alumnus, he served as trustee of the university for several years. Eva Thornton lived in the home after her husband's death until her own death in 1944.

Andrew Cherry House  
1229 Broadway  
1878



Originally a very plain Queen Anne design, additions to the south side of this home have exaggerated the slope of the roof and thrown the structure out of its original proportion.

Andrew O. Cherry built the residence. A member of the fire department, he died about 1890. Subsequently, his widow and other family members lived in the home until about 1920.

Charles C. Blaisdell was the next owner. He occupied the home only briefly before converting it into a duplex. From 1923, a variety of tenants are listed at this address.

Nicholson Sisters House  
1233 Broadway  
1903



The gabled roof, imbricated shingle siding, and incised cornice boards help identify this home as Queen Anne Style in its design. It was built for the Nicholson sisters, Elizabeth, Mary E. and Valentine.

The sisters moved to Indianapolis from Ohio in 1869 with their other sister and brother-in-law, Horace McKay. Elizabeth was an artist, who set up an art studio here and gave private.



lessons. She was especially well known for her watercolors of Indiana flowers. An intellectual, as were all the Nicholsons, she helped organize the Indiana Union of Literary Clubs in the 1890's, which later merged into the Indiana Federation of Clubs.

Mary E. Nicholson (1839-1928) was a teacher before she arrived in Indianapolis and continued as such here. She became principal of the Indianapolis Normal School in 1884, and held this position until 1909. Highly respected by the community, she was the first woman elected to the school board and served from 1910 until 1914. Other positions she held included president of the National Education Association from 1890 to 1891. She also was a member of the Board of Directors of the Herron Art Institute. Public School No. 10 is named in her honor. She maintained residence in the house until 1926.

Vacant Lot  
1234 Broadway



Former Woodworth Residence  
Normal College, American Gymnastics Union.  
1240 Broadway  
1912



This is a good example of late Gothic Revival style. Stone label moulding, Tudor arch entrance and other Gothic Revival details distinguish this building.

McKay House  
1241 Broadway  
1886



The red brick of this Queen Anne house is set off by incised stone window lintels and terra cotta decorative work above the third floor windows. Although the front porch is lost, part of the rear porch remains and perhaps gives a clue to the look of the original front porch. Horace McKay built the house.

McKay moved here from Ohio in 1866 and purchased this lot from Ovid Butler. Mr. and Mrs. McKay were leading members of the artistic and intellectual circle in the city. They entertained such notables as Lucy Stone and Parker Pillsbury. Horace McKay was credited with founding the Unitarian Church in Indianapolis in 1868, and with forming the Indiana chapter of the National

Social Science Association, which helped establish free kindergartens, nursery schools and adult education. In addition, he served as a member of the city council for 30 years. The College Corner Club, one of the first literary clubs for both men and women was also established by the McKays.

Vacant Lot  
1319 Broadway



Vacant Lot  
1320 Broadway



Vacant Lot  
1326 Broadway



George Wysong House  
1327 Broadway  
1885



A latter day porch and modifications to the original tower on the north side fail to completely obscure the basic Queen Anne design of this home, including the decorative terra cotta detailing in the gable. A bricklayer, George Wysong erected the house as his residence.

Wysong, who later established his own contracting firm, lived in the home until his death. His widow, Sisalene remained at this address until 1918.

From 1923 to 1925 the home was the residence of Benjamin F. Swindler, a meat dealer who operated from the City Market.

Frederick C. Gardner House  
1330 Broadway  
1887



Built in the Queen Anne style, the porch is original to the house and has black and white detailing in the pediment. It served as the residence of Frederick C. Gardner from the time of its construction until 1915.

Gardner (1862-1940) was an extremely prominent businessman and civic leader. He came to Indianapolis in 1879 and became a general office worker for E. C. Atkins & Co. He was eventually promoted to secretary-treasurer of the business, and stayed with the firm 59 years. Well known in Republican circles, he was a member of the City Council 1929-1934, a delegate to the 1920 Republican National Convention, and served as the treasurer of the state, county and city Republican committees. In business and civic affairs, he was a director of the Circle Theater Co. and on the Board of Directors of Indiana Bell. In addition, he acted as president of the Columbia Club, and treasurer of Butler University.

John W. Brooks House  
1333 Broadway  
1886



This cottage is a good example of the Eastlake style with its ornate cornice boards and decorative porch. It was built as the residence of John W. Brooks.

Brooks worked as a bookkeeper for Von Tilburgh & Jones, a wholesale flour, grain and feed company. Later he worked as a self-employed bricklayer. After his death in the early 1920's, his widow, Emma, maintained residence in the home until 1935.

Vacant Lot  
1336 Broadway





Vacant Lot  
1339 Broadway



Vacant Lot  
1401-03 Broadway



The Oaks  
1404 Broadway  
c. 1925-35



This red brick and stone trimmed apartment has simple detailing.

Mar Wena Apartments  
1408 Broadway  
c. 1925



Although there are round arch windows the overall feeling of this building is late Gothic Revival. Leaded glass windows would have enhanced the look.

Caylor - Jenkins - Riddle House  
1409 Broadway  
c. 1876



Built by Joseph Caylor, who lived next door, this Italianate cottage has had its original frame porch replaced by the present brick porch with battered columns. The window sash has also been changed to four over one. These changes were probably made after 1910.

Dennis Jenkins took up residence at this address in 1890. He was publisher of the Jersey Bulletin, a publication for Jersey cattle breeders. A permanent memorial to Jenkins exists in the form of the bell at Irvington Presbyterian Church, which he donated upon its construction.

From 1919 to 1925, Charles L. Riddle, Jr. resided here. Riddle was president, treasurer and general manager of the Charles L. Riddle Company. They were dealers in wholesale plumbing supplies and electric light fixtures.

Vacant Lot  
1414 Broadway



Joseph Jewar House  
1415 Broadway  
1897



A simple Queen Anne influenced design is reflected in this home built by Joseph F. Jewar. The original porch is lost but the imbricated shingles in the gable remain.

Jewar, while at this address, worked as a salesman for Tanner and Sullivan, wholesale tinner's supplies, and later the Standard Metal Company. He died in the mid-1920's, leaving a wife, Heressa, who occupied the house until 1927.

White - Norton House  
1421 Broadway  
1882



The original porch on this Stick Style influenced home has been replaced by the present brick one. The original incised cornice boards and other wood framing remain. The frame porch on the south is a later addition. The house was built by Albert S. White (1844-1928).

White was in the railroad business all his life, working for the Merchant's Dispatch, Old Bee Line, Big Four and the Erie Dispatch Railroads. He left this address in 1885.

Pierce Norton (1850-1902) took up residence in 1889. A lawyer, he was affiliated with Rooker, Bixby and Norton. He

served a term as Police Court Prosecutor, and in 1884 was elected Circuit Court Judge. The last listing for Norton at this address was in 1900.

Jameson - Morris House  
1422 Broadway  
1876



This large brick home is a fine example of the High Victorian Gothic style, with its decorative bargeboards and steeply pitched roof. The use of stone and colored brick found here was advocated by the Englishman John Ruskin to create a rich polychromatic effect. Dr. Patrick H. Jameson, a respected physician and surgeon built the residence and lived here until his death in 1910.

After graduating from medical school in Philadelphia, Jameson (1824-1910) returned to Indianapolis in 1849 and set up his practice. During the Civil War he served as a military surgeon. Following the war he pursued an interest in the treatment of the mentally ill and was elected Commissioner of the Indiana Hospital for the Insane in 1861 and 1865. He was also elected to the boards of the state institutions for the deaf and dumb and the blind in 1869. Jameson married Ovid Butler's daughter, Maria, in 1850, and later served as Director of Butler University for over 30 years, as well as President of the Board of Directors from 1872 to 1878.

In 1921, Charles A. Morris took up residence. Morris, a carpenter, lived at this address until the mid 1950's.

Joseph T. Magner House  
1427 Broadway  
1881



This small cottage showing traces of Stick Style influence in the gable, was built by Joseph T. Magner.

Very little is known of Magner except that he was employed as City Clerk at the time he took up residence. After his death, approximately 1892, his widow, Jennie, continued to live in the home until 1917.

Morrell - Knode House  
1430 Broadway  
1893



The hipped roof and dormer and Tuscan porch columns show Free Classic influence while asymmetrical arrangement of openings and curved bays are Queen Anne features. This large home was erected for Lewis H. Morrell. He lived only briefly at this address and little is known of him except that he was employed by the Central Union Telephone Company.

The subsequent owner, Henry C. Knode, owned H.C. Knode & Co., a wholesale wine and liquor business. His wife, Martha, was a noted horsewoman who took several prizes at local fairs. The Knode family retained the home into the 1950's.

Vacant Lot  
1433 Broadway



Cooper - Timberlake House  
1434 Broadway  
1887-1888



Although the porch has been removed, the jerkin head roof and window type, size and arrangement, and incised cornice boards indicate a Queen Anne style.

The residence was built by Lew W. Cooper. He was involved in the wholesale boot and shoe business via Hendricks & Cooper, and then Crowder - Cooper Shoe Company. Somewhat later he held the post of treasurer of the Reliable Life Assurance Company. He left the home in 1908 after it was purchased by Stanley M. Timberlake.

Timberlake was president and treasurer of the S. M. Timberlake Co., a general contracting firm. He remained in the dwelling until 1917.

James Duane Dungan resided at this address from 1920-1923. He served as treasurer of the Polk Sanitary Milk Co., bottlers of milk and cream.

Robinson - Blakeman - Smith House  
1439-41 Broadway  
1883



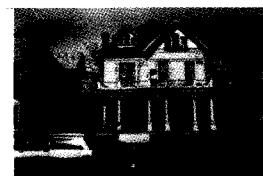
This home is an example of a very simplified Queen Anne design. The imbricated gable shingle still remain. It was originally the residence of Andrew G. Robinson and his family.

Little is known of the Robinsons. Louise Robinson, widow of Andrew, is listed in the city directories of the time as an evangelist. Wilbur S. Robinson was a physician in the city. 1892 is the last year the family is found at this address.

Robert J. Blakeman (1868-1952) took up residence in 1898. A dentist by profession, he did post-graduate work in Paris. Upon his return to Indianapolis in 1895, he established his practice. He was a member of several dental organizations, and served as president of the Indianapolis Dental Society. His wife, Henrietta Kitchell, was a former pianist with John Philip Sousa.

From 1911 to 1921 Albert Preston Smith (1874-1937) lived in the house. A lawyer, he was associated with Smith, Duncan, Hornbrook & Smith, a law firm founded by his father.

Oscar D. Bohlen House  
1440 Broadway  
Architect: Oscar D. Bohlen  
1885



The house is a good example of Queen Anne architecture. The porch has classical columns, a balustrade, and the gabled roof has a gabled dormer with a Palladian window. Oscar D. Bohlen, a noted local architect, built this as his residence. It is likely he designed the home.

Like his father, Bohlen (1863-1936) was an architect. The elder Bohlen founded the prominent firm D. A. Bohlen & Son. The name of the company remained unchanged even after his death. The young Bohlen graduated from the Boston Institute of Technology in 1882. He then returned home and worked with his father's business. The D. A. Bohlen and Son firm was responsible for many well known downtown buildings, including the old Indiana National Bank, the Majestic Building and the Murat Temple. Bohlen maintained residence in the house until his death in 1936.

Barr - Wagner House  
1445 Broadway  
c. 1872-75



Despite the addition of a later porch, the bracketed cornice, hipped roof, and round arched openings show the Italianate character of this house. The stucco, a later embellishment, is scored to look like stone. The rock faced quoins were probably added with the stucco. This "upgrading" of a surface was not uncommon in the nineteenth century. Often frame buildings were painted with a paint and sand mixture to increase the illusion that the wood was stone. It was constructed for Hugh Barr, of whom no information is available.

Calvin Fletcher, Jr. purchased the residence in 1877 and made a gift of it to his daughter, Sarah Hill Fletcher. After she married Dr. Theodore Wagner the couple moved here about 1882. A native of Luxembourg, Wagner (1849-1911) arrived in the United States in 1866. He moved to Indianapolis shortly thereafter, and worked for a tobacco firm for a time before entering medical school. In 1885 he graduated from the Medical College of Indiana. During the smallpox epidemic of 1883, he treated many, eventually contracting it himself. He made a thorough study of the disease and became known as an authority on its treatment. A Republican throughout his life, he was twice elected Marion County Coroner and defeated once as a candidate for mayor. Wagner lived at this address until his death in 1911.

George G. Smith House  
1503 Broadway  
1897



The two story frame porch on this home has been added, obscuring its original Queen Anne facade, although the imbricated gable shingles are visible.

George G. Smith, an agent with A. Kiefer Drug Company, built the residence, and remained at this address until his death. Subsequently, his widow, Harriet, stayed in the home until 1923.

Montgomery V. Wiggins House  
1504 Broadway  
1899



This home exhibits some Free Classic influence in the construction of the front porch, hipped roof and dormer. Montgomery

V. Wiggins built the structure and occupied it from 1900 until 1921.

Wiggins (1866-1954) founded the Crescent Paper Co. and served as its president until his retirement in 1936. He subsequently acted as Chairman of the Board of Directors until 1952.

Jesse L. MacDaniel took up residence in 1922. MacDaniel's printing firm manufactured baseball tally cards and published the Stove League Record. He is listed at this address until 1925.



McCrea - Dowd House  
1507 Broadway  
1886

The open gables, brackets, and general profile of this Queen Anne house remain although later additions have obscured other details. The residence was constructed for Frank F. McCrea, a salesman for Fahnley & McCrea, a wholesale millinery firm. He later became vice-president of the Gem Garment Co. Mrs. Ella McCrea (1853-1930), his wife was the first president of the Indianapolis YWCA and later served as national president. She was very active in church affairs and local welfare organizations. The McCrea's lived here until 1910.

In 1910 Frank T. Dowd (1880-1941) took up residence. He was a physician on the staff of City (now Wishard) Hospital. From 1908 to 1912 he was Deputy Coroner, and from 1930 to 1937, served as City Police Surgeon. In 1908 he married the former Nanette Grate, who became the first woman on the Indianapolis City Council and the president of the Marion County Democratic Club. She was also executive director of the American National Red Cross. They left this address in 1925.



Townley - Metzger House  
1508 Broadway  
1876-77

This house is an unusually fine example of the Stick Style and one of the few remaining such houses in the city. It displays all the major style characteristics: surface emphasis on the underlying frame construction, elaborate cutwork detail in the

gables and diagonal bracing. The fine carriage house displays many of the same characteristics. It was built by Ovid Butler as a gift to his daughter and new son-in-law, George E. Townley.

Townley, a leading grain merchant, was employed by Fred P. Rush & Co. At his death in 1900 the residence was purchased by Albert E. Metzger.

Metzger's family came to the U.S. from Germany in 1847. They settled in Indianapolis where his father established a bakery, which later became part of the National Bisquit Company. The younger Metzger (1865-1931) owned and operated the A. Metzger Agency, a real estate and insurance firm. His business ventures included aiding in the construction of the Guaranty Building on Monument Circle and the Lincoln Hotel. Heavily involved in community affairs, he assisted in the founding of many local companies, including: Citizen's Gas Company, Marion Trust Co., and the Fletcher American National Bank. Metzger lived here until 1920.



Vacant Lots  
1515, 1523 Broadway



Kothe - Quick House  
1522 Broadway  
1893-94

This house shows Free Classic influences in the clapboard siding, hipped roof and dormer. In addition it has other notable details in the swag and garland motif above the second floor windows and the dormer colonettes with twisted cabled fluting. George Kothe built this residence and lived here until his death.

Kothe (1856-1902) was a partner in the grocery firm Kothe, Wells & Bauer. This company often known as the Koweha Company, is still in operation today. Kothe was also involved in the insurance business, first with the John S. Spann Co., and later opening his own firm. In social affairs he was very active in the various German organizations in the city.

In 1911, George F. Quick took up residence. Quick (1855-1933) came to Indianapolis from Anderson in 1909 and established the Continental National Bank, serving as its president. He later became president of the Aetna Trust & Savings. In 1920 he purchased the Hodges Company, a bookbinding firm. He devoted the rest of his life to the operation of this business. Quick remained here until his death in 1933.

Merrill - Merrifield House  
1531 Broadway  
1875



This house is a classic example of the Italianate style. The elaborate bracketed cornice, incised window and door surrounds, hipped roof, and 3 sided bay are all hallmarks of the style and here they show the elaborate and rich effect which they could create. The residence was built by Samuel Merrill, and served as his home until 1885.

Merrill (1831 to 1924) inherited the firm Merrill, Meigs and Company, Booksellers and Stationers, from his father. This firm was the predecessor of the Bobbs-Merrill Publishing Company. Merrill served in the Civil War with Benjamin Harrison and was named Consul General of India in 1890. At the conclusion of this service he retired to California.

Charles E. Merrifield occupied this house beginning in 1893. He was part owner of Dalton and Merrifield, dealers in lumber, doors and blinds. His last listing at this address was in 1907.



Vacant Lot  
1535 Broadway



Vacant Lot  
1536 Broadway



Allison - Coffin House  
1542 Broadway  
1892

This Stick Style house is notable for its decorative cornice boards and detailing. The cut work circular gable detailing is a variation of the usual type seen at 1508 Broadway. The original porch pediment remains, although the porch columns have been lost.

William T. Allison, a dentist, built the house and lived here until 1896.

In 1897 Charles T. Coffin moved into the home. An attorney, he served as Dean of the DePauw Law School until 1894 when he moved to Indianapolis to organize the State Life Insurance Company of which he served as president. He served three terms as President of the Chamber of Commerce and was active in organizing the International Chamber of Commerce. He was at this address until 1906.

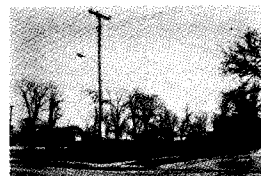
Vacant Lot  
1543 Broadway



Vacant Lot  
1546 Broadway



Vacant Lots  
1549, 1555 Broadway



Butler - Wild House  
1554 Broadway  
c. 1886



The brick porch and asbestos siding, later additions, have been removed recently to show the remaining Stick Style details on this cottage. Although he never lived here, Chauncey Butler was responsible for its construction. Lawson A. Boyd moved into the residence in 1887.

Boyd was a train dispatcher and lived at this address until 1892.

In 1907, Leonard G. Wild (1869-1945) occupied the home. He was a director of J. F. Wild & Co. State Bank, and later became

president of Inland Securities Corporation. Wild is listed at this address until 1917.

Vacant Lot  
1558 Broadway



Vacant Lots  
1561, 1565 Broadway



Vacant Lot  
1564 Broadway



Vacant Lots  
1406, 1410, 1422 Carrollton Avenue



Hay - Marshall House  
1416 Carrollton Avenue  
c. 1891



The shingle on this Queen Anne house has an unusual wave-like pattern. The porch posts have been replaced, but

the flashed glass window remains on the first floor. The dwelling was constructed by Frank E. Hay.

In 1914, Calvin R. Marshall took up residence here. A physician, Marshall (1887-1971) opened a general practice at 16th and Illinois in 1912. He also served on the staff of Methodist Hospital for 60 years and at St. Vincent's for 40 years. He lived at this address until 1922.

William F. Cunningham House  
1425 Carrollton Avenue  
1892



A modified Queen Anne design, this home has suffered the addition of the brick porch seen here.

William F. Cunningham, a conductor and later a ticket clerk at Union Station, built the home and lived here until 1925.

Vacant Lots  
1426, 1430, 1436 Carrollton Avenue



Frank D. Lewis House  
1429 Carrollton Avenue  
1890



This brick Queen Anne house has had an addition attached to the ground floor which throws the structure out of its original proportion. It was constructed by M.K. Fatout & Sons, contractors, for Frank D. Lewis.

Lewis was an insurance agent who lived in the house until 1893. No other residents could be located before 1914.

From 1914 on, the residents of the dwelling were rather short term. Ernest Ballinger had the longest tenure at the address. He lived here from 1916 to 1927.

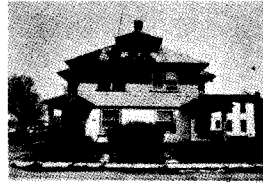
Vacant Lot  
1504 Carrollton Avenue



Vacant Lot  
1508-10 Carrollton Avenue



Whitehead - McAllister House  
1511-13 Carrollton Avenue  
1907



A Free Classic type double, this structure was built by John B. Whitehead.

In 1914, Frank McAllister took up residence. He came to Indianapolis in 1891 and began a career as a printer. In 1909 he left C. P. Lesh Paper Company to take a position with the Indiana Paper Company, eventually becoming vice-president and manager of the firm. He left this address in 1918.

Vacant Lot  
1514-16 Carrollton Avenue



Vacant Lot  
1517-19 Carrollton Avenue



Vacant Lot  
1520-22 Carrollton Avenue



Billingsley - Roach House  
1521 Carrollton Avenue  
1873



Originally a Queen Anne design, this home has undergone several changes over the years. It was built by John J. W. Billingsley.

Billingsley came to Indianapolis in the late 1860's. He attended Franklin College and was considered something of an agricultural expert. In 1879 he established The Drainage and Farm Journal, which he edited and published until 1902. In the area of politics, he represented Marion County in the State Legislature in 1872. Billingsley lived here only briefly, leaving by 1874.

William J. Roach took up residence in 1889. Roach was involved in the lumber business all his life, establishing the firms Endley & Roach and Roach & Clarke. The latter firm shipped lumber throughout the Midwest.

Vacant Lot  
1523-25 Carrollton Avenue



Cooper - Brown House  
1526-28 Carrollton Avenue  
c. 1912



Originally this was a single Queen Anne house, now it is a double. John W. Cooper, treasurer and general manager of the Union Asphalt Construction Co., built the structure. One of the first residents was Albert G. Brown.

Brown came to Indianapolis in 1882 and established a small butter and grocery business. He later organized A.G. Brown Manufacturing Company, which made kitchen cabinets. He gave up business in 1922 to work at the Olivet Institute in Chicago, a Presbyterian settlement house. He was at this address until about 1916.

Murray-Holloran House  
Hotel Carrollton  
1529 Carrollton Avenue  
c. 1892



Bay windows and the many gables help identify this as a Queen Anne designed home. It was built by John M. Murry as a speculative venture.

The first resident at this address was Willard S. Wickard in 1893. Originally a meat dealer, he became involved in the lumber business, eventually opening his own firm, W.S. Wickard & Co. Wickard remained here until 1901.

Michael Halloran occupied the home beginning in 1903. Halloran (1860-1939) came to Indianapolis in 1901 and set up M. Halloran & Co., a supplier of wood coal and coke. At the same time he is also listed as a gas and oil well contractor. He was responsible for drilling several of the artesian wells in Martinsville and French Lick. Halloran lived here until his death in 1929, after which Clara Halloran, a daughter, retained the house until 1944.

Apartments  
1532-34 Carrollton Avenue  
c. 1925-30



McDonald - Siegel House  
1533-35 Carrollton Avenue  
1912



This house was erected on the site of a former structure. Alice W. McDonald had it built as a rental unit.

One resident of note was Louis Siegel. An accomplished musician, he attended Indianapolis Metropolitan School of Music and later studied in New York. A violinist, he was the first American to ever take first prize in the Liege (Belgium) Violin Conservatory competition.

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Vacant Lot  
1537 Carrollton Avenue



Fearey - Baganz House  
1538-40 Carrollton Avenue  
c. 1896-97



This Queen Anne house, now sided with asbestos shingle, has had the original porch removed. A local contractor, John Fearey, constructed the home for rental purposes.

Rudolph Baganz occupied 1538 from 1912 until 1923. Baganz worked at Lamb Manufacturing Company and later J.W. Jackson & Sons, both clothing manufacturers.

In 1923, Arthur J. Jones took up residence. A lawyer, Jones was a partner in the firm White & Jones while he lived here. He remained at this address only a year, after which the home was divided into four apartments.

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Vacant Lot  
1541 Carrollton Avenue



Vacant Lots  
1544, 1550 Carrollton Avenue



Vacant Lot  
1545-47 Carrollton Avenue



Butler - Kettner House  
1551 Carrollton Avenue  
c. 1894



This simplified Queen Anne home was built by Scot Butler, president of the faculty and treasurer of the Board of Directors of Butler University, as an income producing property.

For the most part, tenants lived here only a few years at most, with the exception of William H. Kettner. A salesman, Kettner occupied the house from 1923 to 1942.

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Vacant Lot  
1554 Carrollton Avenue



Vacant Lot  
1555 Carrollton Avenue

Vacant Lot  
1558 Carrollton Avenue



Vacant Lot  
1559-61 Carrollton Avenue



Vacant Lot  
1562 Carrollton Avenue



John H. Whiteneck House  
1566 Carrollton Avenue  
1899



Siding has obscured the detailing of this Free Classic home. The symmetrical facade and center hipped dormer help mark it as an example of the style. It was built for John H. Whiteneck, who lived here until his death in 1904

Whiteneck was employed as a clerk at the Mooney-Mueller-Ward wholesale drug firm. His widow, Margaret J. Whiteneck, resided here until 1925.

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Robert Kipp House  
1202 Central Avenue  
1899-1900



Brandt Brothers, a local contracting firm, built this large home displaying Free Classic influence for the family of Robert Kipp.



A native of Westphalia, Kipp (ca. 1850-ca. 1914) emigrated to this country with his brother Albrecht in 1867. Both were employed by Charles Mayer & Company, an importer of toys, china and notions. When Mayer discontinued his wholesale business the brothers established the Kipp Brothers Company, specializing in wholesale toys, fireworks and other novelties. Robert Kipp served as secretary-treasurer of the firm until his death. The business was quite successful, and eventually branches were opened in Dallas, Louisville and Kansas City. The Kipp family maintained residence in the home for nearly 60 years. In the late 1950's, the last family member moved and the house was converted into a duplex. The family retained ownership until 1976.

Vacant Lot  
1206-08 Central Avenue



Vacant Lot  
1210-12 Central Avenue



Vacant Lot  
1211 Central Avenue



Vacant Lot  
1214 - 16 Central Avenue



Oran Perry House  
1218-20 Central Avenue  
c. 1903



The Free Classic influence of this residence is reflected in the pediment roof and columned porches. Mary E. Jones built the double as an income producing property.

From 1910 until 1929, 1220 was occupied by Colonel Oran Perry (1838-1929). A professional military man, he received his combat experience in the Civil War. He entered the 16th Indiana Volunteer Infantry as a private and was mustered out a sergeant-major in 1862. He re-enlisted in the 69th Indiana Division, eventually attaining the rank of Colonel. In 1865 he retired from the military after being seriously wounded. He was appointed to serve as Brigadier General and Quartermaster General of the Indiana National Guard from 1902-1905; and as Adjutant General of Indiana from 1905-11. In 1911 he was named Superintendent of the Soldiers and Sailors Monument.

George W. Beam House  
1222 Central Avenue  
1906



The hipped roof and dormer, clapboard siding and symmetrical facade of this house are Free Classic elements while the curved bay and Ionic porch columns show Queen Anne influence.

George W. Beam built and occupied the home. Little is known of him or his wife Mary, except that he worked as a "drayage superintendent" -- drayage being a means of conveyance via small heavy carts. The Beams are listed at this address until 1925.

Indianapolis Furnace Co., Inc.  
1225 Central Avenue  
1948



Hinchman - Early House  
1228 Central Avenue  
1906

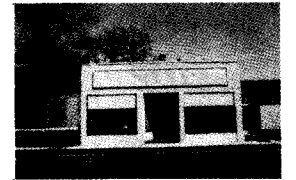


This house is a good example of an early bungalow. The sweeping roof and gable dormer have exposed rafter ends. This

type of house was popular until well after World War I. It was constructed by William M. Hinchman, who lived here until 1913.

Little is known of Hinchman or any early residents of the house. George W. Early occupied it beginning in 1914. He was a dentist with offices on South Meridian Street. His last listing at this address was in 1925.

The Swap Shop  
1229 Central Avenue  
c. 1945-60



Vacant Lot  
1230 Central Avenue



George N. Maunfeld House  
1235 Central Avenue  
1897



This frame house has had its original porch removed so the main stylistic and architectural feature has been lost. Built by George N. Maunfeld (1866-1930), this residence served as a home to the Maunfeld family until 1930.

Maunfeld was owner of George N. Maunfeld & Sons, Merchant Tailors & Mens Furnishings, until 1921, when his interest in conservation led to his appointment as the first Superintendent of the Fish and Game Division of the State Conservation Department. During his tenure he expanded state hatcheries and increased the stocking of public waters. In addition, he enlarged public game preserves by 16,000 acres through investing the Department's surplus money in timbered land. A member of the Izaak Walton League, his commitment to conservation was also reflected in his organization of the Fish, Game, and Forest League, a national organization of naturalists.



Vacant Lot  
1236 Central Avenue



Vacant Lot  
1237-41 Central Avenue



Vacant Lot  
1240 Central Avenue



Vacant Lot  
1246 Central Avenue



Howe - Shiel House  
1304 Central Avenue  
1901-02



Reminiscent of the Colonial Revival style, with its steeply pitched roof and dormers, this residence was built by Glenn H. Howe.

Howe was vice-president of the Link Belt Company while he lived here. He left this address in 1914.

The following year, Walter K. Shiel purchased the house. Shiel (1887-1947) was a 1908 graduate of Purdue University in civil engineering. He put his training to use and became a successful real estate and building businessman. The Shiel family stayed in this house until 1934.

Service Station  
1305 Central Avenue  
c. 1950



The Maryden Apartments  
1308 Central Avenue  
c. 1920



The label moulding, crenellation of parapet over the bays and arched entrance are all elements of late Gothic Revival styling.

J. George Mueller House  
1321 Central Avenue  
1888



Most of the detail on this Queen Anne house has been lost, however, the jerkin head roof and imbricated gable shingle give hints to its style. Henry Schnull built this house for his daughter and son-in-law, Julia and J. George Miller.

A lifelong resident of Indianapolis, Mueller (1860-1952) was a druggist whose first store was located at Washington and East Streets. In 1890 he helped establish the Indianapolis Drug Company, which stayed in operation until 1902. At that time he formed the Mooney-Mueller Drug Company. This firm merged with Ward Brothers Drug Company in 1915 to become the Mooney Mueller-Ward Drug Company. In 1904 Mueller moved next door, to the Henry Schnull home, where he died in 1932.

The Berrick Apartments  
1325 Central Avenue  
1911



This building and its northern neighbor appear similar, however, closer inspection shows the glazed terra cotta detailing of this building.

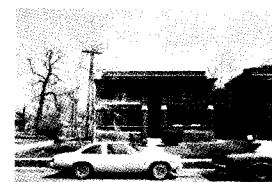
Vacant Lot  
1326-28 Central Avenue



Vacant Lot  
1334 Central Avenue



The Bronx Apartments  
1335 Central Avenue  
1910



The two-story porches are original to this structure.

Vacant Lot  
1404 Central Avenue



Allen Pfeiffer House  
1412 Central  
1897

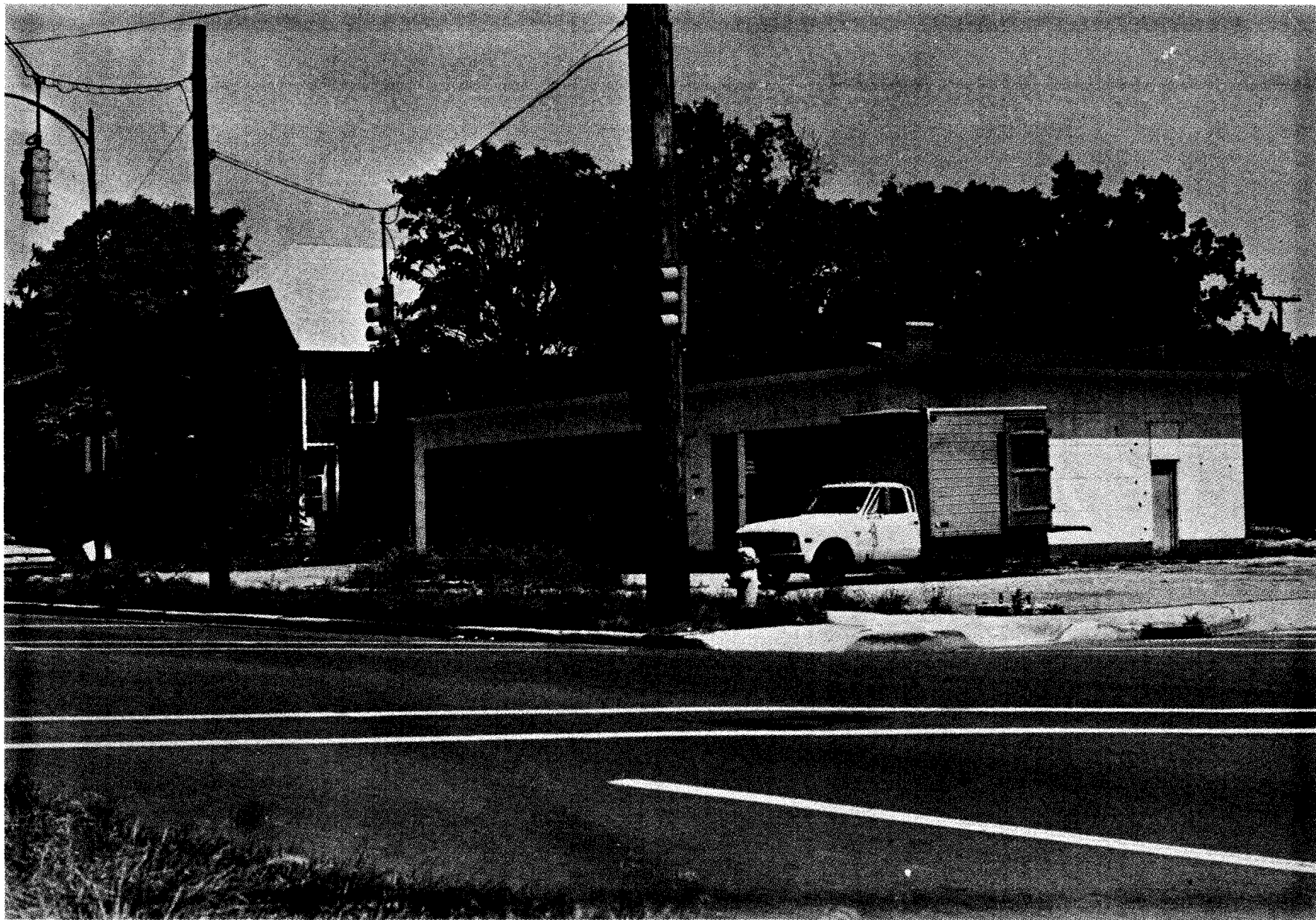


This residence displays the Queen Anne style with its round tower and wrap-around porch. It was built as the home of Henry Clay Allen, who lived here until 1905.

Allen (1844-1928) graduated from DePauw University in 1869 with a degree in law. He practiced in Kansas for a time before moving to Indianapolis in 1876. He found employment as counsel for Indianapolis Street Railways from 1880-1894. In 1896 he became



The northeast corner of 13th Street and Central Avenue, about 1905  
*Miss Marjorie J. Mueller*



The northeast corner of 13th Street and Central Avenue, 1979

Judge of the Marion County Circuit Court, a post he held until 1908. He took an active interest in his church, serving for 25 years as president of the Board of Trustees of Central Avenue Methodist.

Gustav A. Pfeiffer moved into the house in 1905. Pfeiffer (1865-1955) was a native of Germany who came to the United States at 16. He owned and operated the Columbia Grocery Co. for over 50 years. His successful grocery catered to a wealthy clientele, but closed when he retired in 1935. He left this address about 1920. Shortly thereafter, the structure was converted into apartments.



H.P. Lieber House  
1415 Central Avenue  
1908-09

An eclectic mix of stucco and timber with a projecting second story bay window, and dormers with pagoda shaped roofs, this has been one of the best maintained homes in the Old Northside over the years. Herman P. Lieber built it as his residence.

After graduating from high school, Lieber (1873-1939) was employed at Vonnegut's Hardware for five years before leaving to work for his father at the H. Lieber Company. The younger Lieber eventually became president and treasurer of the firm, and held these posts the remainder of his life. Noted for his philanthropy and interest in civic affairs, Lieber was active in the Community Fund and served as a member of the city council for many years. In other business activities, he was named director of the Fletcher American National Bank in 1929, and served one term as president of the Indianapolis Merchants Association. Lieber lived at this address until his death in 1939.



Vacant Lot  
1418 Central Avenue



Dorsey - Kothe House  
1421 Central Avenue  
c. 1889

Although the massing may suggest the Queen Anne style. There is a strong possibility this house was originally sided with shingle. It has an unusual cobble stone foundation and 16/1 double hung sash windows. It was constructed by Robert L. Dorsey.

Dorsey succeeded his father as an officer of the Tucker Dorsey Manufacturing Company. This firm fabricated "wooden ware". Later, they expanded their operation into hardware. The Dorsey family occupied 1421 until about 1905.

Herman W. Kothe (1888-1966) moved into the residence in 1913. A graduate of the University of Michigan Law School, he began practice with the firm Kothe & Shotwell. He eventually became President of the Indianapolis Bar Association. In addition he served as the Director of several prominent businesses, including Fletcher Avenue Savings & Loan Association, Indiana Savings & Loan Association, and Turner Building and Savings Association. Kothe remained in the residence until 1920.

Adelaide Fairbanks, daughter of Vice-President Charles Fairbanks, lived at this address briefly from 1921 until 1923.



Hovey--O'Connor House  
1424 Central Avenue  
1894

This house displays the brick and frame construction typical of the Queen Anne style. However, Free Classic influence is represented in the pediment over the front entrance. Now the Talbot House, an alcohol recovery center, the house was built by J.S. Barrett, contractor, for Alfred R. Hovey.

A lawyer, Hovey (1853-1920) was a partner in the firm Harding and Hovey, established in 1880. In addition to his practice, he also served as County Attorney from 1893 to 1898, and was the Progressive Party nominee for Marion County Criminal Court Judge in 1914. As a consequence of his political activity and Republican sympathies, he was elected the first president of the Marion Club, the most prestigious Republican organization in the city.

John Quincy Van Winkle (1851-1936) took up residence in 1897. He spent 69 years in the employ of various railroad companies. At his retirement he was president of the Central Indiana Railway. In addition, he was an organizer and director of Railroadmen's Building & Savings Association.

From 1903 until 1923, Christopher A. O'Connor is listed at this address. He was a partner in the Thomas Madden & Sons Company, a well known furniture manufacturer.

Garkin - Tutewiler House  
1432 North Central Avenue  
c. 1890-99



Some of the original Queen Anne features of this house remain including the imbricated shingles, incised cornice boards and brackets. George F. Garkin built the residence, although he is never listed as living at this address.

In 1905, Garkin sold the house to Henry W. Tutewiler. At the end of the Civil War, Tutewiler (1842-1917) established a hardware firm which he operated until 1870. From 1872 until 1876 he acted as City Treasurer. With his son, he opened an undertaking firm, Tutewiler & Son, in 1885, and was involved in this business until his death, while still at this address, in 1917.



Vacant Lot  
1436 Central Avenue



Hazelrigg - Reagan - Elam House  
1440 Central Avenue  
c. 1883

This cottage shows the adaptation of the basic cottage plan to the Queen Anne style. The imbricated gable shingles set off the elaborate gable window with its swan's neck pediment. Albert W. Hazelrigg built the home and lived here until 1887.

In 1906 the residence was purchased by Joseph E. Reagan. Reagan (1866-1939) began his business career with the Baldwin-Miller Company, wholesale jewelers, in 1883. By 1900 he had taken over management of the firm, and in 1922 became its sole owner. Interested in civic affairs, he was a member of the Board of the Indianapolis Orphans Home, as well as first vice-president of Bankers Trust Company. In addition, he is credited with establishing the DeMolay movement in Indiana. He lived here until 1908.

Harvey J. Elam (1879-1947) took up residence in 1911. He came from a family of lawyers (his father was a law partner of Benjamin Harrison) and was himself an attorney who practiced 40 years with the firm Elam & Fesler, later Elam & Faure. He left this address in 1914.



Vacant Lot  
1442 Central Avenue



Webb - Brubaker - Hampton House  
1446 Central Avenue  
1888

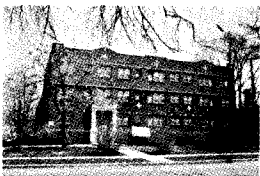


Although the porch and some of the decorative trim have been lost, the general massing and other remaining details attest to the original Queen Anne Style of this house, built for Isaiah Webb, a clerk at the J. A. Moore Desk Company. Webb lived in the home until 1904.

It appears the house may have been a duplex, for at the same time Webb resided at 1446, Grant A. Brubaker and his family also occupied the home. A physician, he practiced both privately and with his father under the name Brubaker & Brubaker, Specialists. The family lived at that address from 1899 to about 1911.

In 1912 John E. Hampton (1866-1946) took up residence. Hampton was President of the Hampton Printing Company, and also served as President of the Indianapolis Typographical Union. He remained at the home until 1920.

The Chelsea Manor Apartments  
1451 Central Avenue  
c. 1915-20



The stone details are relatively simple on this brick building.

Vacant Lots  
1452, 1456, 1462 Central Avenue



Vacant Lot  
1468 Central Avenue



Vacant Lot  
1470 Central Avenue



Vacant Lot  
1501 Central Avenue



Vacant Lot  
1503 Central Avenue



Vacant Lots  
1505, 1513 Central Avenue



Vacant Lots  
1514, 1520 Central Avenue



Vacant Lot  
1517-19 Central Avenue



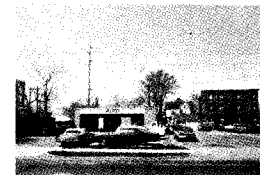
Vacant Lot  
1521-23 Central Avenue



Vacant Lot  
1525-27 Central Avenue



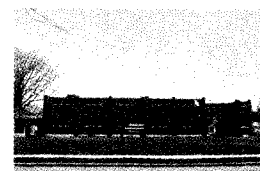
George's Auto Service  
1526 Central Avenue



Vacant Lot  
1530-34 Central Avenue



Episcopal Urban Center  
1535 Central Avenue  
1975-76



All Saints Episcopal Church  
1553 Central Avenue  
1909



Although this church dates from the first decade of the century its simplicity in design and detail is reminiscent of nineteenth century Gothic Revival churches. The simple lancet windows are subtly enhanced with stone label moulding and have smooth pressed brick reveals. The double door entry is surmounted by a large stone arch with three lancet windows, and a small mandorla shaped window above. There are clasping buttresses at the building corners and simple buttresses between each window of the nave. The circular apse is a later addition. A frame church existed on this lot for several years before the cathedral was built.

The congregation was established in 1864, with the aid of J.O.D. Lilly, W.J. Halliday and other prominent members of the community. Originally called Grace Church, the congregation occupied a site at the corner of Pennsylvania and St. Joseph Streets before moving to its present location. The Right Rev. Davis Buel Knickerbacker was a driving force behind the construction of this edifice, bequesting \$10,000 toward its building fund. With the dedication of the Cathedral in 1909, the name of the parish was changed from Grace to All Saints. The Very Rev. Charles S. Lewis was the first pastor of the new church.

## North College Avenue

Vacant Lots  
1304, 1308, 1316 North College Avenue



Vacant Lot  
1321 North College Avenue



Tilford - Hadley House  
1322 North College Avenue  
1868-69



In addition to the L-shaped plan, and bracketed cornice, this brick house has stone window lintels and sills. The original side porch has been removed. It was built by James M. Tilford.

Tilford was a partner in the firm, Green and Tilford, state agents for Berkshire Life Insurance Company. At the time he left this address, in 1874, he was president of the Indianapolis Printing and Publishing House.

Horace E. Hadley took up residence in 1895. When he moved here Hadley was employed as a salesman for Hendricks and Cooper, wholesale boot and shoe suppliers. He was secretary and treasurer of the Grocers Supply Company by the time he left in 1904. This firm specialized in supplying imported and fine teas and grocers supplies.

The Former  
Indiana College of Manual Therapeutics  
1325 North College Avenue  
c. 1914



A part of University Court, this home has served as both a school and a residence.

Clara B. Kincaid operated the Indiana College of Manual Therapeutics here from 1915 to 1917. In 1919 the structure was converted into a single family dwelling.

Morris Strauss Home  
1327 North College Avenue  
c. 1925-26



This slightly more contemporary home was built by Albert E. Glidden, a contractor, probably as a speculative venture.

The first resident, Morris Strauss, was a leading figure in the local Jewish community. He owned and published the Indiana Jewish Chronicle for 35 years before retiring in 1969. In addition, he held the presidency of the B'nai B'rith Lodge #53 and was a co-founder and president of the Jewish War Veterans.

Vacant Lot  
1328 North College Avenue



Mustard - Curryer House  
1332 North College Avenue  
c. 1894-96



This house is typical of large scale Eastlake houses. Its form and detailing show the characteristics of the style: frame construction and "turned-work" detailing. It is unusual to find the porch still intact. John Mustard, of whom no information could be located, built the house, probably as a rental unit. In 1897 it became the residence of William F. Curryer.

Curryer (1845-1902) was a physician who practiced for 20 years in Thorntown before coming to Indianapolis in 1892. He was appointed Secretary of the State Board of Medical Examinations and Registrations by Governor James H. Mount, and also served as the President of the National Association of Eclectics, as well as the Indiana Eclectic Association.

Brown - Tucker Home  
1333 North College Avenue  
c. 1914-15



This modest dwelling was once part of University Court, a small development of homes running from 13th to 14th Streets along College Avenue, which was established on the site of the old North Western Christian University (now Butler). University Court was unusual in that all the homes faced onto a central walkway instead of onto the street. With the exception of a few structures, this development was demolished for construction of the interstate.

The home seen here was built by James P. Brown, of whom no biographical information is available.

In 1922 Ella Tucker (1870-1953), a teacher, began residence in the house. She taught math, literature and music in the Indianapolis Public Schools for 47 years before retiring in 1937. She remained in the home until her death.



Ecklund House  
1335 North College Avenue  
c. 1924



This dwelling in University Court was built by Julia Ecklund. No information is available on her or her husband, Frank L. Ecklund. The home served as her residence until 1935, and is now one of the last remaining vestiges of the University Court development.

Vacant Lot  
1336 North College Avenue



Bowers - Brown House  
1401-03 North College Avenue  
c. 1894



A simplified Queen Anne style structure, this house was built by Frank Bowers.

Bowers was treasurer of the Fraternal Building & Loan Association. He was probably best known for his involvement in the Knights of Pythias. He held many positions in the organization, including "Grand Keeper of Rolls and Records" for 17 years. He left the home in 1914.

Alfred B. Brown took up residence in 1915. Associated with the meat packing industry, he became vice-president of Brown Brothers, pork and beef packers. He remained here until 1920.

Vacant Lots  
1402, 1410 North College Avenue



Vacant Lot  
1405 North College Avenue



Harry A. Schlotzhauer House  
1409 North College Avenue  
1892



An unusual Queen Anne design, with its jerkin head roof above cornice boards and low sweeping roof, this was the residence of Harry A. Schlotzhauer.

Schlotzhauer worked for Indiana National Bank, and later American National Bank, as a teller and cashier. He was at this address until 1904.

Vacant Lots  
1414, 1420 North College Avenue



Vacant Lot  
1415 North College Avenue



Vacant Lot  
1419-21 North College Avenue



Vacant Lot  
1427 North College Avenue



Vacant Lots  
1428, 1432 North College Avenue



Lyon - Randall House  
1433 North College Avenue  
1885



Although altered by the addition of a commercial interest on the ground floor, this house retains characteristics of the original Queen Anne style. Augustus I. Lyon, a lumber dealer, constructed the house and lived here until 1901.

George T. Randall took up residence in 1899. After his death, his widow remained here until 1918. Randalls are listed at this address until 1944.

College Manor Apartments  
1450 North College Avenue  
c. 1930-45



College Avenue Baptist Church  
1501 North College Avenue  
1892



This simple red brick Gothic Revival structure in many ways belongs to an earlier version of the style. There is a rich effect to the walls through the uses of pilaster strips, corbel tables and lancet windows, or windows with plate tracery. The main gable is flanked by simple turrets. The entrance is surmountable by a simple needle spire. The simplicity of the detailing, almost domestic scale, and excellent siting make this church an important visual landmark on the street. The Rev. J. T. Williams served as the first pastor of the new building.

The congregation began in 1870 in a room over a grocery at what is now 10th Street and Broadway. The next year the first facility was constructed and a full-time pastor, E.K. Chandler, was retained. Originally known as North Baptist Church, the congregation was renamed College Avenue Baptist Church at the dedication of the new facility in 1893.

Morris Printing Co.  
1502 North College Avenue  
1966



open gable and  $\frac{1}{4}$  sunbursts flanking the second floor window are still intact. This residence was constructed by Charles W. Oakes. He was an insurance agent who lived at this address until 1903.

Beginning in 1916, the Grammer family took up residence here. No information is available on the family members, although someone from the family was here until 1923.

Vacant Lot  
1505 - 11 North College Avenue



Vacant Lots  
1518, 1524 North College Avenue



Bond-Kelsey House  
1514 North College Avenue  
1873



This Italianate structure features bracketed eaves, rounded windows, and a recessed entranceway on the south. Pleasant Bond, a prominent local educator and businessman, built the house.

Bond (1835-1911) returned to Indiana after graduating from the University of Michigan. He was Superintendent of Wabash Schools for two years before coming to Indianapolis. Here he served as County Superintendent of Marion County, and later as principal of Shortridge High School. Bond eventually gave up education and turned to the insurance business in 1881. A staunch prohibitionist, he once ran on that party's ticket for Mayor of Indianapolis. He left this address in 1876.

The following year, Benjamin Kelsey occupied the house. An agent with the Hartford Fire Insurance Company, Kelsey lived here until 1915.

Oakes - Grammer House  
1515 North College Avenue  
c. 1888



Although one window has been altered, much of the Queen Anne character of this house remains. The wave-like shingles,

Belmar Apartments  
1521-23 North College Avenue  
c. 1920-25



A Gibbs surround entrance, pan tile roof and stone trim are the distinguishing features of this building.

Vacant Lot  
1527 North College Avenue



Wells - Luken House  
1530-32 North College Avenue  
1939-40



A much more recent addition to the Old Northside than generally found, this same double was built as speculative property. It replaced another dwelling which had stood on the site since 1891. John M. Wells and Robert A. Luken were the first residents of the new structure. Both men were employed by a railroad.

Davies-Williams-Stitle House  
1531-33 North College Avenue  
1906



This is another example of a structure which combines aspects of both the Queen Anne and Free Classic styles. Henry Davies built it and lived here until 1908.

David A. Williams began residence at 1535 N. College in 1910. A businessman, he was at different times president of Continental Steel Corporation, as well as director of Public Service Indiana, Kokomo Gas and Fuel Co., and Union Bank & Trust. He was at this address only briefly, until 1911.

Harry M. Stitle (1872-1946) occupied 1533 N. College from 1913 until 1921. He came to Indianapolis in 1905 to pursue a career as a tanner and dealer in hides. He soon became involved with Joseph Allerdice & Co., which was later changed to the H.M. Stitle Company.

Vacant Lot  
1537 North College Avenue



Vacant Lot  
1540 North College Avenue



Hollenberry House  
1544-46 North College Avenue  
1891



Probably a Queen Anne design when originally built, an added brick porch has obscured the facade of this house. Jacob M. Hollenberry was responsible for its construction.

Hollenberry was a clerk for Charles Mayer & Co., dealers in toys and notions. He died shortly after moving here.

Barbara Hollenberry, his daughter, was nationally known as a restorer of artwork. She occupied the home until 1914.

James A. McKenzie House  
1547 North College Avenue  
1891



With its clipped front gable and remodeled porch, this house fails to fit neatly into any kind of stylistic category. It was built as the residence of James A. McKenzie.

Originally from Ohio, McKenzie spent his life dealing in the clothing business. He came to Indianapolis in 1872, where he opened the J.A. McKenzie Co. By 1877 he had the largest retail clothing house in the state. In his later years he became involved in real estate. After his death, about 1909, his family continued to reside here until 1920.

Vacant Lot  
1548-50 North College Avenue



Vacant Lot  
1553 North College Avenue



Vacant Lot  
1554 North College Avenue



C & C Lounge & Pool Room  
1557 North College Avenue  
post 1945



Beverly Manor  
1558 North College Avenue  
c. 1940-50

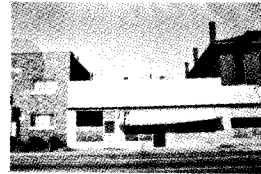


The stone entrance remains.

Service Station  
1563-65 North College Avenue



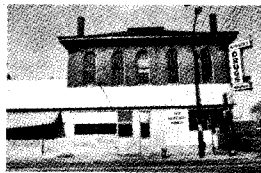
The former Harry McLeland Mortuary  
1566 North College Avenue  
c. 1899; remodeled c. 1940



Originally a Victorian commercial building, this structure has undergone a remodeling which has destroyed its original characteristics.

Harry McLeland used it for a time, beginning in 1912, as the site of his undertakers business. Later it became Harris & McKee Heating & Ventilating Company. In 1920, James P. Carroll, a tinner, set up shop here, remaining into the 1930's.

The Former Arthur Timberlake Drugs  
1570-72 North College Avenue  
1872



An Italianate commercial structure whose ground floor has been lost to aluminum siding. This building housed several different businesses. It was erected by Gustavus H. Vass, and ownership remained in that family until the mid-1920's.

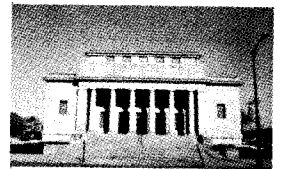
Arthur Timberlake had the first known business here. He formed a druggist partnership with N.N. Morris at 1572 in 1872. The partnership ended in 1878 with Timberlake remaining here as a retail druggist until 1908.

The building has also been the site of other drug stores, including one owned by Joseph L. Heider, which lasted from 1914 to 1917, and Philpatt Brothers Drugs, begun in 1925.

Other parts of the structure have been used at various times as groceries, physicians' offices and machine shops.

## North Delaware Street

Former Second Church  
of Christ Scientists  
(now Indianapolis Assembly Hall  
of Jehovah's Witnesses)  
1201 North Delaware Street  
1912; Spencer, Solon, Beman of Chicago, Architect



Out of the Columbian Exposition of 1893 came the inspiration for this Neo-Classical Revival structure. Spencer Salon Bemen, a notable Chicago architect, designed the building for the Second Church of Christ Scientists. This is one of the best examples of the Neo-Classical Revival style in the city. The smooth ashlar stone wall, colossal Tuscan columns and other simple detailing impart a feeling of grandeur and shows Bemen's skill in handling classical forms.

The Christian Scientist Congregation left in 1968 when their new church on Kessler Boulevard was completed. Subsequently, the structure was purchased by Lifegate Baptist Church as a temporary facility. In 1978, the church became the property of Jehovah's Witnesses of Indiana.

Vacant Lot  
1204 North Delaware Street



Vacant Lot  
1217 North Delaware Street





Russell - Perry - Miller House  
1221 North Delaware Street  
1878-80

Although this house has been badly neglected, it still retains most of its wood and metal Italianate details. The stone window lintels have incised floral motifs. The brackets are pressed metal, and the stone entrance surround has slender colonettes and other unusual details. Allen A. Russell, a dealer in agricultural implements, built the house. He sold the residence to John Calvin Perry in 1889.

Perry was the owner of J.C. Perry & Company, a successful wholesale grocery. He left in about 1900 after it was purchased by an attorney, John G. Williams.

In 1920 it became the residence of Samuel Duncan Miller. Also an attorney, Miller's father, who lived next door at 1217 (now a parking lot), was U.S. Attorney General during Benjamin Harrison's administration. Miller lived here until his death in 1939. After this the home was converted into a physician's office.



Carey - McKee - Elder House  
1229 North Delaware Street  
1873

The brackets and window surrounds still remain and mark the style of this Italianate cottage. Jason S. Carey, a stove and box maker, built this home as a speculative venture. In 1893 it was occupied by Edward L. and William J. McKee.

William McKee was Brigadier General commanding the Indiana National Guard at the time he took up residence here. During the Spanish-American War he became Brigadier General of U.S. Army volunteers. He retired in 1914 and lived here until 1921. His brother, James Robert McKee, married Benjamin Harrison's daughter, Mary Scott Harrison.

Bowman Elder was the next resident of the home. A leading Indianapolis businessman, Elder was involved in real estate and managed several of the more prominent downtown buildings, including the Chamber of Commerce and Fletcher American Building. Elder is also credited with being instrumental in establishing the national headquarters of the American Legion in Indianapolis.



Benjamin Harrison House  
1230 North Delaware Street  
1874-75; Herman T. Brandt, Architect

The porch on this house is not original. It does not, however, obscure the underlying Italianate house. The bracketed cornice, pedimented lintels and recessed round arched entrance are all typical of Italianate structures. In 1868 Benjamin Harrison purchased this lot and shortly thereafter erected this residence on it. His move north of the city initiated a migration of Indianapolis' most prominent citizens.

Harrison began his career as a successful lawyer, in partnership at various times with the firms Porter, Harrison & Fishback, Porter, Harrison & Hines, Harrison, Hines & Miller, and Harrison, Miller, Winter & Elam. His career was interrupted by the Civil War, from which he emerged a brigadier general. After the war he plunged back into his law practice and began an interest in politics. A loyal Republican, he was elected to the U.S. Senate in 1881 after an unsuccessful gubernatorial attempt. He retired from the Senate in 1887, but was nominated by the Republican party for president in 1888. He won the election only by the force of the electoral votes. His opponent had won the popular majority. As President, Harrison was responsible for creation of the National Park Service and the Federal Highway Commission. He was unsuccessful in his bid for a second term, and retired to his home where he died in 1901.



Windsor Apartments  
1235 North Delaware Street  
c. 1930-45

Although relatively plain the stone entrance has the characteristic "speed lines" (the three stripe-like lines) of Art Deco.



Vacant Lot  
1240 North Delaware Street



The Sherwood Apartments  
1304 North Delaware Street  
1950



Knights of Columbus  
1305 North Delaware Street  
1922

This structure was built as an auditorium for the Knights of Columbus. Originally, the organization had used the Bates-McGowan House (built: 1873) which stood at this site, as a clubhouse. The home was sold to the Knights in 1919 by the widow of Hugh McGowan, a streetcar magnate. In 1963, the old house was demolished.



Vacant Lot  
1313 North Delaware Street



The Harrison Apartments  
1320 North Delaware Street  
1940

There is no predominant style characteristic on this building. The entry is vaguely Art Deco/late Gothic Revival. The glass block windows are typical of the period.



Vacant Lot  
1325 North Delaware Street

Vacant Lot  
1328 North Delaware Street



Thomas Taggart House  
1331 North Delaware Street  
1913



There are several unusual features about this house. The walls are laid in Flemish bond and trimmed with stone. Although the facade is symmetrical there is a sweeping console-like extension on the south side. On the north side there is a stone portico. There are balustraded balconies on the second level above the first floor windows. The residence was the last home of Thomas Taggart, well known politician and businessman.

An Irish immigrant, Taggart (1856-1929) came to the city in 1877, and found work at the railway restaurant in Union Station. He later bought this restaurant. Taggart was an active and ardent Democrat, and was elected Mayor of Indianapolis three consecutive terms. He later served as National Democratic Chairman, and in 1916 he was appointed U.S. Senator from Indiana. His most enduring memorial is the Grand Hotel at French Lick, which he owned, and which became a popular Democratic gathering place. Taggart remained in residence here until his death in 1929, after which his daughter, Lucy, a renowned artist, lived here.

Eden - Talbott House  
1336 North Delaware Street  
1871, 1878



One of a handful of first-generation (1870's) Victorian houses remaining on Delaware Street, this house was built in two sections. The sections reflect the change in styles in the nineteenth century. The Italianate west portion has round arched windows and curvilinear brackets. The main facade, although symmetrical, has a wall dormer which almost appears to function as a pavilion with the entrance giving it more of a Second Empire look. The house is more of a hybrid sharing Italianate and Second Empire features. The bow window, porte-cochere and art glass belong to later remodeling.

The original west section of the house was built by Aaron Kauffman, a real estate dealer; the east section was built by Charlton Eden, owner of a planing mill further south on Delaware Street. During the 1890's, the Rev. Nathaniel Alden Hyde, an eminent Congregational pastor, resided in the home. About 1903, Henry Morrison Talbott, partner in Dickson and Talbott, the principal theatrical management firm in the late Victorian period, took up residence there, staying until his death in the late 1920's.

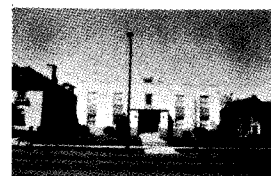
William B. Wheelock House  
1346 North Delaware Street  
1912-13



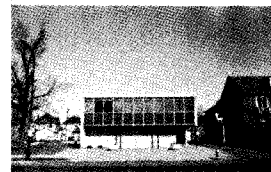
This house has good details although the main entrance does not seem to fit with the other proportions of the house. The simple Tuscan columns and round arched windows relate to other styles, but this house is typical for the period. It was built on the site of an earlier structure by William B. Wheelock.

Wheelock (1862-1936) came to Indianapolis from Chicago and began a long association with L.S. Ayres & Company department store in 1893, the same year he married Lyman Ayres' daughter, Emma. He eventually became the first vice-president of the firm. From 1921 to 1926 he served first as president and later as director of the Merchants Association of Indianapolis. He remained in residence at the home until his death in 1936.

Indianapolis Baptist Association  
1350 North Delaware Street  
1963



Hamilton Arts Center  
Construction Services Center  
1403 North Delaware Street  
c. 1960-70



Vacant Lot  
1407 North Delaware Street



Schmidt - Schaf House  
The Propylaeum  
1410 North Delaware Street  
1892



The overall Romanesque Revival style of this house is most evident around the doorway and in the use of red brick and buff stone trim. The detailing of the porch columns is very similar to that of the Majestic Building, designed by D.A. Bohlen & Son, suggesting the possibility of a common architect. The tower on the north side appears curiously stunted compared to the overall massive proportions of the house. John W. Schmidt built this imposing structure.

Schmidt's father came to this country from Germany and settled in Indianapolis in 1856. He subsequently organized the C. F. Schmidt Brewing Company. John Schmidt became involved in the business upon his father's death in 1872. Later the firm merged with two other breweries to become the Indianapolis Brewing Company, of which Schmidt became president. He retired a few years later to look after other business affairs. The Schmidts' left this address about 1902.

Shortly thereafter, Joseph C. Schaf, also a brewer, purchased the house. Schaf was president of the American Brewing Company. The Propylaeum, a private women's club bought the house in 1921 and has maintained it ever since.

The carriage house is also of interest, as in the 1920's the Children's Museum was established here.

Alvin S. Lockard House  
1413 North Delaware Street  
1892; W. Scott Moore and Son, Architects





This is a classic Queen Anne house: brick, shingle, stone, terra cotta, black and white details all appear on the surface. The pedimented porch has simple square columns but ornate plaster-work in the tympanum. The second floor porch can be found on other area houses. The structure was built as a residence for the Alvin S. Lockard family.

A native of Cincinnati, Lockard (1868-1930) came to Indianapolis in 1891. Shortly thereafter he became secretary and treasurer of D.P. Erwin & Company, a wholesale dry goods house. He retired from this business to become affiliated with Mais Truck Company and Premium Motor Car Company, manufacturers of motor cars and trucks. Lockard was an enthusiastic sportsman and is credited with building the first golf course in the city - now the Woodstock Country Club - in 1894. Also active in civic affairs, he was a member of the Board of Trade and the Chamber of Commerce. Lockard lived in the home until his death in 1930. Subsequently, it was divided into apartments.

Vacant Lot  
1420 North Delaware Street



Vacant Lots  
1421, 1427 North Delaware Street



George G. Tanner House  
1431 North Delaware Street  
1901



Although this house does not bear a close resemblance to the house at 1413 North Delaware, it too is representative of the Queen Anne style. It reflects a form of Queen Anne popular in England. The house appears to be an eclectic mix of elements, oriel windows, crenellated towers, swans neck pediments, and leaded glass. On this house they blend to give a truly distinctive and unique appearance. It was built as the home of George G. Tanner.

After graduating from Georgetown University, Tanner (1854-1914) returned to Indianapolis where he eventually found work as a manager of a tinners' supply outlet. After gaining experience in this business, he opened his own firm, Tanner, Sullivan &

Talbott in 1878. The company dealt in tinners supplies, sheet iron and metals. In 1904 Tanner bought out his partners' interests and the firm became known as Tanner & Co. Active in local business circles, he organized the American Tin Plate Company and was a founder of the Marion Trust Company. The Indianapolis Board of Trade elected him its president in 1889, and he held a position on the board of governors for many years. Tanner lived at this address until his death in 1914.

The Marleigh Apartments  
1434 North Delaware Street  
1928



This late Gothic Revival apartment building shows the evident popularity of the style. The brown brick is trimmed with stone. The pointed arch entry, stepped corner buttresses and label moulding are some of the style characteristics still visible.

Harry J. Milligan House  
1441 North Delaware Street  
1897-1898



The colossal columns on the prostyle portico are the primary stylistic feature of this Colonial Revival house. The center entry has side lights and originally had a fan light above. Harry J. Milligan constructed the house as his residence and lived here until his death in 1916.

A lawyer, Milligan began his career in the late 1870's, and read law in the offices of Harrison, Hines & Miller. Noted for his managerial skills, he was appointed receiver of Fletcher and Sharpe, a banking firm in 1884. He later served as receiver of the Ben-Hur Traction line. Milligan married Caroline Fishback, daughter of Judge William Pickney Fishback, in 1885.

Vacant Lot  
1442 North Delaware Street



Jordan Apartments  
1445 North Delaware Street  
c. 1930-45



This Art Deco building is similar in form to the Windsor. This was evidently a popular form because several other similar buildings can be found in other parts of the city.

Vacant Lot  
1448 North Delaware Street



Harold B. Hibben House  
1451 North Delaware Street  
1892



Most of the Queen Anne detailing of this house has been lost to later remodeling. However, the cast iron fence is a good example of the highly decorative style popular prior to the Civil War. The home was built by Harold B. Hibben as his residence.

Hibben (1855-1916) inherited the dry goods and notions firm Hibben, Pattison & Company in the 1879's, and made this line of business a career. He later became a central figure in the organization Murphy, Hibben & Co. and Hibben, Hollweg & Co., also dry goods houses. He was active in other business affairs, becoming vice-president of both the Claypool Hotel Company and the Indianapolis Street Railway Company. In addition, he served as director of the Indiana Union Traction Company. After his death in 1916, the Hibben family remained at this address until 1923.

Reid - Dickson House  
1456 North Delaware Street  
1906; Herbert W. Foltz, Architect



This house, in all its exotic splendor, reflects the desire for the unusual, which was popular in the late nineteenth century. Many houses had "Persian rooms" complete with decorative tiles, carpets, brassware and sometimes fountains. Here the exoticism is



on the exterior with its unusual battlemented parapet, trefoil window details and stone trim. It was designed by Herbert W. Foltz and modeled after a Florentine villa seen by the builder, William J. Reid and his wife, on a trip to Italy.

Reid was an executive in the Kingan Company, a large pork packing firm in the city. He and his wife lived in this house until 1909, when it was purchased by Fred C. Dickson.

Early in his life Dickson (1876-1936) was involved in the theatrical business with Henry Talbott. Their firm, Dickson and Talbott, operated a chain of theaters. The last 30 years of his life were involved in banking. He retired as vice-president of Union Trust Company in 1923 to become president of the Indiana Trust Company in 1925. He also served as director of Merchants National Bank and the Indiana Hotel Company. Dickson left this address in 1930.



Apartments  
1457-59 North Delaware  
c. 1923

The use of stucco, the absence of ornamentation and the emphasis on the horizontal mark this structure as a reaction to previous styles, and points the way toward the International Style, which began in the 1920's. It was built as an apartment house by the Delaware Manor Company on the site of a former residence.

Dale - Miller - Moynahan House  
1465 North Delaware Street  
1899-1900



This Queen Anne house has an unusual stone porch with a semi-circular portion. The open gable is shingled and there is decorative moulding above the second story windows. The home was built by Charles A. Dale.

Dale lived only briefly at this address. He came to Indianapolis from Jonesville, Indiana in the late 1880's and found employment as a carpenter. He began his own construction firm, which subsequently expanded to include a planing mill and lumber business. He lost his assets and left the city only to return in 1891 and open Charles E. Dale & Company, a real estate firm. Also active in banking circles, he was involved in the organization of Farm & Lot Savings & Loan Association and the Personal Property Savings and Loan Association.

In 1911 Samuel D. Miller (1869-1939) took up residence. The son of William Henry Harrison Miller, President Harrison's Attorney General, Samuel was also a lawyer. After practicing in New York City for a time he returned to Indianapolis in 1899 and became involved in several law partnerships over the years with his father. He also served as Director of Fletcher Trust Co., and was active in the James Whitcomb Riley Association. He left the home about 1917, and moved to 1221 N. Delaware.

In 1922 it was purchased by Thomas A. Moynahan (1877-1957). He began his career as bricklayer and later formed Moynahan Construction Company, which built several prominent structures including the Union Title and Chamber of Commerce Buildings as well as the interior of the World War Memorial. A prominent Democrat, Moynahan served as a member of the City Council and several other public boards. He lived in the home until his death in 1957.



Joseph H. Pattison House  
1469 North Delaware Street  
1894-95

Many of the characteristics of the Queen Anne style can be found on this house, such as a shingled open gable on the third level, asymmetrical placement of openings and finely proportioned details. It was built for Joseph H. Pattison. Finished in 1895, he lived at this address 50 years until his death in 1945.

A businessman, Pattison's first venture was a partnership with Samuel Phillips in a shirt and overall factory. They left this line of business about 1897 to become involved with real estate and mortgages. By 1899, Pattison and William F. Churchman had organized The Financial Exchange, specializing in loans on real estate. He also dealt in high grade securities with the Central Bank Co. Pattison was an active Republican and also served as a trustee and deacon of the Presbyterian Church.



Kennedy - Brosnan House I  
1471 North Delaware Street  
1872

Originally built as a twin to 1471, this house shows how the change in architectural styles could cause an owner to modernize. Here this was done by removing the Italianate brackets, shingling the frieze area of the cornice and adding a rounded turret. Note that the original frieze windows were retained and re-used in the bowed portion of the cornice. Built by Frank Kennedy, both these homes served as rental units for several years.

In 1892, this house became the residence of Daniel D. Brosnan. Together with his brother John, who lived next door, he established Brosnan Brothers, a dry goods firm. He later organized Brosnan Suit & Cloak Company, which for many years was located in the Claypool Hotel. After retiring from this line of business, he took an interest in real estate. Active in both civic and religious affairs, he was a member of the Chamber of Commerce and the Knights of Columbus. The Brosnan family is listed at this address until 1947.



Kennedy - Brosnan House II  
1475 North Delaware Street  
c. 1872

This house also shows the effects of "modernization" although the basic Italianate character is not obscured. It was built at the same time as 1471, its twin.

John D. Brosnan purchased the residence about 1890. The year before he established Brosnan Brothers, a dry goods store, with his brother Daniel. In 1901 he subsequently opened John D. Brosnan Co., one of the first women's specialty shops in the country. Upon his retirement from the dry goods business in 1924, he turned his attention to real estate, eventually opening the J. D. and D. R. Brosnan real estate firm with Daniel, his son. Brosnan and his wife were founding members of Sts. Peter and Paul parish, and he assisted in selection of the site for the Cathedral. He remained in the home until his death in 1934.

Meredith Nicholson House  
"House of a Thousand Candles"  
1500 North Delaware Street  
1903-04



The Georgian/Colonial Revival Style first appeared, in the East about 1885, but quickly became and has remained popular throughout the country. This house with its symmetrical facade, brick laid in Flemish bond, quoins, and multi-paned windows is an unusually fine example of the style. The entrance with its elliptical fanlight and sidelights with leaded tracery is more Federal in style, however, this mixing of elements seems to have occurred frequently in Georgian/Colonial Revival styles. The home was built as the residence of the noted Indiana author, Meredith Nicholson.

Born in Crawfordsville, Nicholson came to Indianapolis as a boy. In 1899 he moved to Denver as treasurer of the Northern Coal Co. Acute homesickness precluded a move back to Indianapolis in 1903. Subsequently in this house his most famous work, House of a Thousand Candles was completed in 1905. In honor of this novel, a tradition was established wherein candles were placed in the windows of the house at the Christmas season. Nicholson continued to publish into the 1940's. In 1933 he went into diplomatic service in South America, serving in Paraguay, Venezuela and Nicaragua. Upon his retirement in 1941, he returned to Indianapolis where he died in 1947.

United Presbyterian Metropolitan Center  
1505 North Delaware Street  
1961



Woodbury - Williams House  
1512 North Delaware Street  
1906-07



This house with a bowed prostyle portico and colossal columns is one of the few domestic examples of the Neo-Classical Revival Style in the city. The style is more closely associated with larger structures such as churches or public buildings. Here it adds a note of monumentality to an otherwise more modest house. There are other notable details on the house: the swag and garland motif in the frieze of the entablature;

the cartouche with fleur-de-lis above each column and the rusticated entry. Herbert Woodbury built the residence shortly after he moved to Indianapolis in 1905.

Woodbury (1869-1935) was a physician who taught obstetrics at the Indiana Medical School. At this same time he also maintained a private general practice. He became a member of the Department of Therapeutics at Eli Lilly Company in 1927. In 1905 he married Josephine Hyde, daughter of Rev. Nathaniel Hyde, pastor of the former Mayflower Congregational Church. Woodbury lived here until 1910.

Charles N. Williams (1856-1939) took up residence in 1911. A bank director in Crawfordsville, he moved to Indianapolis in 1896 and established C. N. Williams & Co., a private banking firm. This company was absorbed by the Farmers Trust Co., which Williams organized, in 1905. He served as president of Farmers Trust until 1929 when he became Chairman of the Board. A graduate of Wabash College, he was elected a trustee of that institution in 1926. Williams remained in the house until his death in 1939.

Former First Congregational Parsonage  
1516 North Delaware Street  
1893



Aluminum siding obscures the Queen Anne surface materials (probably clapboard and shingle), but the flashed glass in the gable window and stained glass transom on the first floor window remain. It was constructed by Charles S. McBride.

In 1881 McBride came to Indianapolis and worked for Kiefer Drug Co. Later he assisted John H. Holliday in the organization of the Union Trust Company. McBride was here until 1913 when Ralph A. Lemcke took up residence.

A real estate dealer, Lemcke built and operated the Lemcke Annex (now the Consolidated Building). Also active in politics, he served as Marion County Treasurer and as a member of the Republican Executive Committee.

The home was purchased in 1919 by the First Congregational Church next door and became its parsonage.

Former First Presbyterian Church  
1525 North Delaware Street  
1903  
Cropsey & Lamm, Architects



The low profile, simple details and general massing indicate the early 20th century construction date of this church. The rock-faced regular coursed ashlar stone walls have windows with geometrical bar tracery. The large window in the north gable has both geometrical and panel tracery. The triple entry has crocketed finials on the parapet above the doors. Designed by the firm Cropsey & Lamm, this church was for many years the largest and most prestigious Presbyterian Church in the city.

The congregation was established in 1834 and had been located at three other sites before this one. During the early years of this century, many notable residents, including former Attorney General, William Henry Harrison Miller and Governors Conrad Baker and Governor James A. Mount attended services here. It now houses the United Presbyterian Metropolitan Center.

Former First Congregational Church  
(now First Christian Missionary  
Baptist Church)  
1526 North Delaware Street  
1894; 1901 Plans by the Rev. N.A. Hyde



The church is a good example of late Romanesque Revival. It has all the elements which constitute the style, including round arch openings, wheel windows in the north and south gables, red brick with red sandstone and terra cotta trim. The tower has smaller octagonal turrets at each corner. This structure and the former First Presbyterian Church across the street, serve as formidable northern anchors for Delaware Street.

This church resulted from the merger of two congregations: Plymouth Church and Mayflower Church. Plymouth Church had been located at Meridian and New York Streets, and later 14th Street and Central Avenue. The two churches merged in 1908 and occupied this structure, the former Mayflower building. The Rev. J. W. Wilson served as the first pastor of the newly formed congregation.

## Hudson Street

1456-58 Hudson Street  
1917-18



This structure primarily housed domestics who may have lived in the neighborhood. The house is, perhaps, the site of one of the first residences for Blacks in the area.

## North New Jersey Street

Richard A. Shirley House  
1202 North New Jersey Street  
c. 1915



Richard A. Shirley built this unpretentious two-story house as his residence, and lived here until 1928.

After graduating from DePauw University in 1907, Shirley was offered a position with Johnson & Son Co., heating and ventilating contractors and engineers, as secretary-treasurer. When Mr. Johnson retired, Shirley was made president of the company. In 1921 he was appointed to the Indianapolis Board of Public Works.

Kring - Batman House  
1207-9 North New Jersey Street  
c. 1904-6



Although the porch is a later modernization, the basic Free Classic character of this house remains. The unusual jerkin head dormer is a throwback to Queen Anne picturesqueness. John L. Kring, a local contractor, built the residence.

John Batman, a salesman, and his family resided at 1209 from 1912 to 1915. After this date the address was occupied by Oliver and Charles Hiatt. All that is known of the Hiatts is that Charles was employed as an electrician. They left this address in 1917.

Leo M. Rappaport House  
1211-15 North New Jersey Street  
1909-10



The gable shingles, open gable and Tuscan columns on the porch all show the influence of the Queen Anne and Free Classic styles which were still popular and indicative of the conservative pace of architectural taste in the city. This was built as the residence of Philip and Leo Rappaport. They left the house in 1912.

Philip Rappaport (1845-1913) was a lawyer and native of Germany who came to Indianapolis in 1873. Forced to give up law by encroaching deafness, he bought an interest in the German Daily Tribune and acted as its editor until retiring in 1900.

Charlotte Rappaport, his wife, was a fine vocalist who performed both here and abroad before discontinuing her career when she married.

Leo M. Rappaport (1879-1959) received his law degree from the University of Michigan in 1900 and practiced corporate, probate and business law with the firm of Rappaport, Kipp & Lieber. He was president of several realty firms, a Vice-President of L. Strauss & Co. and a director of Fletcher National Bank. In civic affairs, he served as director of the Family Service Association for 40 years, and as director of the Indianapolis Community Fund.

Herman E. Thoms House  
1212 North New Jersey Street  
1911



The influence of Frank Lloyd Wright's Prairie houses, in addition to other influences, is evident in the design of this house. It is somewhat similar to 1241 North New Jersey. It was the type of porch seen here that was used to remodel and "modernize" many of the Queen Anne style houses in the neighborhood. This dwelling was built for Herman E. Thoms.

A graduate of the School of Pharmacy in Philadelphia, Thoms (1860-1934) worked as a druggist in Indianapolis for over 50 years. He was an owner of H. E. Frauer & Company, druggists, located at 456 East Washington Street. He resided at this address from 1912 until his death in 1934.

Herman H. Sielken House  
1214 North New Jersey Street  
1912



This bungalow has unusual gable ends, possibly reflecting Craftsman or Western Stick Style influence. The frame and stucco gable detail is usually found on other styles. Bungalows were popular first in California and their design and influence remained popular until well after WW I. The house was built and owned by Herman H. Sielken. He occupied the home from 1913 to 1924.

A native of Germany, Sielken (1858-1924) came to Indianapolis in 1872 and became affiliated with Charles Mayer & Co., an importing and wholesaling business. When it discontinued its wholesaling function, Sielken and three others organized E. C. Dolmetsch & Co., "Importers and Jobbers of Druggists and Stationers, Sundries, Toys and Fancy Goods". He served as secretary-treasurer of the firm. A charter member of the Athenaeum, Sielken was also on the Board of Directors of The Turners Building and Loan Association.

Hume - Dorsey - Tennant House  
1217 North New Jersey Street  
1908



Major alterations, probably done when this home was converted into apartments, have practically obscured its original Queen Anne design. It was constructed by George E. Hume.

A lawyer by education, Hume (1869-1950) abandoned his practice to become involved in real estate and insurance. In 1905 he became treasurer of the American Central Life Insurance Company. In 1911, he and his cousin, Charles Mansur, convinced their mothers to abandon their adjacent homes. The two cousins subsequently erected the tallest building in the city at that time on the site-- the Hume-Mansur Building. Hume left this address in 1912.

Dr. Francis O. Dorsey (1869-1915) occupied the residence briefly from 1912 to 1914. He began his practice in 1900 with Dr. Henry Jameson; at the same time acting as a professor at the Indiana Medical College. Dorsey assisted Dr. Jameson in the latter's treatment of President Harrison.

Maurice E. Tennant (1883-1951) lived at this address from 1920 to 1925. A member of a distinguished family of lawyers (his grandfather was Lincoln's attorney general), Tennant was admitted to practice before the Supreme Court. During World Wars I and II he served in army intelligence. His public service career included stints as a City Council member and Indiana Deputy Attorney General.

Foster - Goldstein House  
1220 North New Jersey Street  
c. 1901-03



Although basically Queen Anne in its design, with Free Classic influence in the columned porch and other details, this house has a truly eclectic mixture of architectural elements. The steeply pitched open facing gable, with shingle siding, has a delicate swag and garland moulding on the gable and returns. The large round arched second floor window is not, however, common to the Queen Anne or Free Classic styles. It was built by Martha S. Foster. No biographical information is available on her.

From 1912 to 1916, the Goldstein family lived at this address. Samuel J. and Albert S. Goldstein were founders of Goldstein Brothers, a furniture store. Esther Goldstein, mother of the two, was a notable contributor to Jewish charities.

Norma E. Patrick occupied the home beginning in 1920. Patrick was a partner in the law firm Hottel & Patrick. He remained in the home until 1943.

Kring - Wood House  
1222 North New Jersey Street  
1902



This house is a late example of Queen Anne design. The clapboard and imbricated shingle siding, front facing roof gable, gabled dormer, asymmetrical placement of windows, and curved corner bays all reflect elements associated with the style. John L. Kring, a contractor who built many of the homes in the Old Northside, constructed this residence for himself.

Kring began his career working as a self-employed contractor and builder. He became superintendent of M.S. Henry & Sons and later Capital Lumber Co.

Beginning in 1910, John B. Wood occupied the home at the same time as Kring. Wood worked for the Board of Public Safety and later the Center Township Trustee. The last listing for Kring and Wood at this address was 1920.

Efroymson - Gordon House  
1223 North New Jersey Street  
1902



This house has lost some of its detailing where the asbestos shingles were added and a dormer removed. However, a close comparison of this house and the house at 1442-44 North New Jersey shows them to be identical. This is further verified by their common association with the Efroymson family. Louis Efroymson constructed the house as rental property. Max Gordon, a saloon keeper was the first resident

Coffay - Clippinger - Kuhn House  
1225 North New Jersey Street  
1902



This house is extremely simple in its basic design but still reflects Free Classic elements. The house has lost its Tuscan columns which were probably similar to those on other neighboring houses. The three-sided bay can also be found in the neighborhood. This was originally the residence of Emily Coffay, a teacher. She lived here until 1908.

From 1914 to 1916 the Rev. Edward W. Clippinger occupied the home. He was the pastor of Tabernacle Presbyterian Church.

The next occupant, August M. Kuhn, was a native of Germany who came to this city in 1866. He began a millinery business, the first of many ventures, which he operated for nine years. Later he was involved in coal, building and finally the wholesale grocery business. He also served as vice president of Citizens Loan & Deposit Co., and as director of Capital National Bank. Active in Democratic politics, he was both a city and school commissioner. In civic affairs he was a supporter of the various German organizations in the city. Kuhn was at this address until 1924.

Stanley - Garber House  
1228 North New Jersey Street  
1901-2



This house is a good example of Free Classic design. The Tuscan porch columns, found on numerous other houses in the area, single siding material, and symmetry of facade openings are all hallmarks of the style. It was built by James D. Stanley, an Episcopal clergyman.

In 1901, Stanley came to Indianapolis to take the position of Reverend Rector of Christ Church. He held this position until 1924 when he retired. He remained in this home until 1923, when William S. Garber took up residence.

William S. Garber moved to Indianapolis in 1873 and spent the next 50 years as a court reporter in various Marion County Courts, until his retirement in 1924.

Vacant Lot  
1229-31 North New Jersey Street



Kring - Shaler - Elam House  
1232 North New Jersey Street  
1900-01



The simple porch columns, generally symmetrical arrangement of openings and single siding material, all Free Classic elements, are offset by the curved portion in the southeast corner. This "holdover element" suggests the curved bays often found in Queen Anne houses. John L. Kring constructed this dwelling and lived in it until 1902.

Kring began his career as a carpenter. He was affiliated with other contractor firms until 1898 when he became self-employed.

From 1906 to 1916 the residence was occupied by Charles Shaler. A career military man, Shaler (1863-1918) was appointed to West Point in 1863. He was promoted to Colonel in 1904 and held several military positions, including inspector of the Indiana National Guard.

Harvey J. Elam was a partner in the law firm Fesler, Elam and Fauvre. He practiced law 40 years with this firm, and was also active in civic and professional affairs. He took up residence in the home in 1921.

Vacant Lot  
1235 North New Jersey Street



Clark - Layman House  
1236 North New Jersey Street  
1901



This house, although the second floor porch is not original, still shows the beginning turn away from the vertical emphasis to the horizontal in domestic construction. The paired columns, clapboards and shingle siding help show the transitional character of the house. The home was built for Dr. Edmund D. Clark.

Clark (1869-1938) was a notable physician who studied in New York and Baltimore before coming to Indianapolis in 1896. His practice specialized in surgery. The following year he became a professor of surgery at the Indiana University School of Medicine. He was partly responsible for establishing a department of surgery at the school. From 1905 to 1919 he served as president of the Indiana State Board of Health, and in 1937 he was named president of the State Medical Association. He left this address in 1915.

Subsequently, Daniel W. Layman, (1872-1952) also a physician occupied the home. He practiced in the city for over 50 years. Layman's last year at this residence was 1923.

Newcomb - Barth - Denny House  
1240 North New Jersey Street  
c. 1901



The original porch would have given more of a clue to the original style of the house, which was probably Queen Anne, although this style was out of favor by 1901. The imbricated gable shingles and brackets still remain. Eliza P. Newcomb built the house as income property.

The first tenant was George W. Barth, a salesman. Barth occupied the house from 1902 until 1914.

George L. Denny (1878-1958) took up residence in 1916. A lawyer, he practiced with the firm Denny & Miller, and represented Eli Lilly Co. for many years. He was also involved with Republican politics, serving a term on the City Council. In 1947 Mayor Tyndall appointed him Comptroller of Indianapolis. Upon Tyndall's death later that year, Denny was selected to serve out his term as mayor. An unsuccessful try for Congress was made in 1948, after which he was employed by the Indiana Department of Revenue. He remained at this address until 1920.

Floyd - Fifer House  
1241 North New Jersey Street  
1903

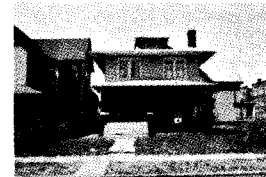


This house shows the early impact of Frank Lloyd Wright. The overall emphasis of the house is horizontal, which was probably more evident before the northernmost porch bay was enclosed. The wide proportion of the windows and center hipped roof dormer carry through this element. However, the paired "columns" and the 2nd floor saw-tooth shingle detail look back to other nineteenth century styles. The residence was built for the family of James L. Floyd.

Floyd (1877-1917) was widely known in the paper industry, having been president of the Central States Paper Trades Association and secretary of a local firm, Crescent Paper Company. After his death in 1917, his widow, Sarah, remained in the house until 1920.

In 1925 the Rev. Orien Fifer is listed at this address. A prominent and respected member of the Methodist clergy, Fifer was, at the time of his residence here, pastor of Central Avenue Methodist Episcopal Church.

Huder House  
1244 North New Jersey  
1914



This house, typical in many other parts of the city, is an example of the beginning influence of Frank Lloyd Wright on American domestic architecture. The heavy overhang of the porch roof, the house roof and hipped dormer emphasize the horizontal, an

important design element in Wright's Prairie houses. The paired windows also make reference to Wright's use of ribbon windows. Built on the site of an earlier home, this structure was constructed for the family of Henry J. Huder.

Although they occupied the home until 1925, very little is known of any family member. City directories do list Louise Huder, of this address, as a dressmaker. Beyond this listing, no other information is available.

Frank W. Morrison House  
1245-47 North New Jersey Street  
c. 1897



The open gable of the roof dormer, the smaller flanking dormer and overall vertical emphasis of the house indicate its Queen Anne and nineteenth century base. The slender Ionic porch columns are a portent of the Free Classic style. William E. Stevenson, a well known real estate speculator, built the dwelling.

From 1903 until 1925 it was the home of Frank W. Morrison (1885-1931). An attorney for Monon Railroad Co., Morrison was also on the boards of many insurance companies, including American Central Life Insurance, and Indiana Title Guarantee & Loan Co. Active in civic affairs, he served as president of the Columbia Club, and was a member of the Indianapolis Board of Trade and the Indianapolis Bar Association.

Vacant Lot  
1248 North New Jersey Street



Muter M. Bachelder House  
1301 North New Jersey Street  
1915



The first in a series of Jacobethan Revival style structures along New Jersey Street built by Muter M. Bachelder, this served as his residence from 1916 to the time of his death in 1920.

Bachelder (1865-1920) was a lawyer who began his practice in Greencastle. He moved to Indianapolis in 1904 and became familiar with the county and federal courts here. With his son, Harold, he set up a law firm in which he was active until he died. Following his death, his family continued to occupy the house until 1925.



Bachelder - Goldstein - Bobbs House  
1309 North New Jersey Street  
1916

Built by Muter Bachelder a year after 1301, this was initially the residence of Albert S. Goldstein. He was an owner of Goldstein Brothers, a leading department store in the city. He left this address in 1922.

Julian Bobbs took up residence in 1925. Bobbs (1894-1973) became president of the Bobbs-Merrill Publishing Co. in 1926 after the death of his father. He retired in 1929 to devote more time to developing his other business interests.



Bachelder - Daniels House  
1313-15 North New Jersey Street  
1916

The last of the Jacobethan Revival structures built by Muter Bachelder along New Jersey Street, this served as the residence, beginning in 1917, of William P. Hapgood.

Hapgood, president of Columbia Conserve Co., became nationally known when in 1930 he turned over 51% of his stock in the company to the employees. The workers picked their own Board of Directors, and company profits were returned to employees to assist them in buying company stock. This novel arrangement was overturned by the courts in 1943. Hapgood lived at 1315 only until 1918.

From 1920 to 1923, Joseph J. Daniels resided at 1315. A well known lawyer, he was affiliated with Baker and Daniels (founded by his father) from 1914 until his death. Some of the many business and civic positions he held included membership on the Board of Directors of the Indianapolis Water Co., American Fletcher National Bank, National Starch and The Diamond Chain Co. In addition he was a member of the Board of Governors of the James Whitcomb Riley Memorial Association, and a trustee of Wabash College.

Mrs. Joseph Daniels was extremely active in civic affairs, and served as president of the Indianapolis Women's Club and the Junior League. At her death in 1935, she was president of the League of Women Voters.

In 1923, Harry A. Schlotzhauer took up residence at 1313. He was the president of the Commercial National Bank. That same year, Guy A. Wainwright occupied 1315.

Wainwright's father organized The Diamond Chain Co. At his death, the younger Wainwright became president of the firm and eventually Chairman of the Board, a position he held until his own death, of a self-inflicted gunshot wound, in 1956.



Vacant Lots  
1310, 1314 North New Jersey Street



Gates - Williams House  
1319 North New Jersey Street  
1905

This massive Free Classic house has all the elements of the style: symmetry, consistent siding material, and simple details. The three hipped roof dormers are unusual with their shingles and battered walls. Elizabeth M. Gates was the builder and first owner of the residence. She was the widow of Alfred Bennett Gates (1823-1901).

Little is known of Elizabeth. Alfred Gates, however, began a grocery business, A. B. Gates Company, in 1868. Gradually the firm evolved into a wholesale concern. He remained active in the management of the company until retiring in 1894. After his death, Elizabeth erected this home and lived in it until 1907, when it was purchased by David Percy Williams, a lawyer.

Williams (1875-1950) began practice with his father. About 1919 he became affiliated with the Pennsylvania Railroad legal department. He was transferred to Pittsburgh and then the main office in Philadelphia in 1928. Upon his retirement in 1945 he was the general attorney for the railroad. He then returned to Indianapolis where he became associated with the Wright, Raub and Forrey law firm.

Vacant Lot  
1320-24 North New Jersey Street



Orange S. Runnels House  
1325 North New Jersey Street  
1915



This is an unusually fine example of shingle Colonial Revival style. The fine detailing around the entrance with its slender porch columns and doorway are not strictly Colonial. This can also be said for the doorway with the elliptical fanlight and sidelight, both of which have delicate leaded tracery. This type of entrance was Federal in origin but was often used on Colonial Revival houses. The house was built for Dr. Orange S. Runnels, and served as his residence until his death in 1929.

Runnels was an internationally known homeopathic surgeon. He came to Indianapolis from the Cleveland Homeopathic Medical College in 1871 and established his practice. He held several professional positions, including President of the Indiana Institute of Homeotherapy, president of the American Institute of Homeotherapy and vice-president of the World Homeopathic Congress in Basle, Switzerland. In addition he served in the business field as a director and vice-president of the Interstate Life Assurance Society of Indianapolis and examiner for the Mutual Benefit Life Insurance Co. of Newark and the New England Mutual Life Insurance Co. of Boston. He retired from active practice in 1922.



Vacant Lot  
1326-28 North New Jersey Street



Haugh - Mothershead House  
1332 North New Jersey Street  
1889-1890



Extensive remodeling has significantly altered the appearance of this home. Perhaps originally an English Tudor design, the structure has lost its porch, not to mention its basic character.

John A. E. Haugh was the original owner and builder. A physician, Haugh (1859-1937) practiced in this city for many years. He lived in this home until 1896.

In 1903 the residence was purchased by Owen M Mothershead, who maintained occupancy until 1929. Mothershead (1880-1957) was a businessman who began his career working in his father's chemical plant. Later, he became manager of the Premier Sales Company, a distributorship for Premier Motor Cars. After the war he became involved in the architecture and building trades serving as an officer and/or partner for Builders Construction Co., George, MacLucas & Fixton, Architects and Mothershead & Fixton. The latter company specialized in the construction of industrial, commercial and apartment buildings.

Vacant Lot  
1335-37 North New Jersey Street



The Oscar F. Frenzel House  
1338 North New Jersey Street  
1905-6



This Free Classic house is a fine example of the elements of the style: clapboard siding, symmetrical facade, and details drawn from classical sources. Three sided bays were often used; here on both the first and second level. The large dormer has a full pedimented gable with dentils. The fluted porch columns can be found on other houses on the street. Oscar D. Frenzel constructed the home as his permanent residence.

Associated with Merchants Bank, Frenzel rose from the level of messenger to that of vice president by 1915. He was known for his conservative banking policies. Frenzel Brothers was another of his interests. This firm was comprised of Oscar and his brothers John and Otto, and dealt in investment securities and foreign exchange. He lived in the home until his death. His widow, Lillian, and son, Oscar F. Frenzel, Jr., continued to occupy the house for several years. It was finally sold by Oscar Frenzel, Jr. in 1963.

O'Connor - Haines House  
1401 North New Jersey Street  
1905



The symmetrical facade of this house has small scale detailing around the windows. The original center entry and porch, which have been altered, were probably Colonial Revival in character. A bay on the south side has a window with elliptical transom flanked by full elliptical windows. These features are drawn from Federal architecture and such features were often used on Colonial Revival houses. This residence was erected by William A. O'Connor.

The president of M. O'Connor & Co., Inc., a wholesale grocery house founded by his father, he began his career in the family business in 1881. He was a former president of the Indianapolis Board of Trade, and a member of the Chamber of Commerce. O'Connor left this address about 1917.

John Morris Haines (1877-1941) occupied the home next. He found employment with the Stewart - Carey Company in 1911 and remained with the firm until 1941 when he retired as president and general manager. The Haines family is listed at this address until the mid-1920's.

Turner - Keller - Rush House  
1402-04 North New Jersey Street  
1899



This house tends more to the Free Classic style and has an unusual shingled hip roofed dormer. The cast stone porch may be original. Charles Turner, a real estate dealer built the home and lived in it until 1906, when Julius Keller, Sr. took up residence.

Keller (1852-1912) was a native of Germany who came to Indianapolis in 1889 and, with his son, organized the Julius Keller Construction Company. The elder Keller acted as president of the firm while his son, Julius Keller Jr., held the post of secretary-treasurer until the death of his father. He subsequently became president of the firm. The Kellers stayed in the home until 1917.

From 1918 to 1919 Charles E. Rush is listed at this address.

A well known librarian, Rush had been employed by the Indianapolis Public Library before going to Columbia University, Yale and eventually the University of North Carolina. He died in 1958.

Vacant Lot  
1407 North New Jersey Street



Vacant Lot  
1408 North New Jersey Street



William R. Rexford House  
1411 North New Jersey Street  
1898



Fish scale shingles on the front gable of this home help identify its influence as the Queen Anne style. It would appear the home at one time had an encircling porch. William R. Rexford built this residence, which served as his home until 1925.

Rexford worked as a cashier for Murphy, Hibben & Co., wholesale dry goods and notions dealers. He later became a bookkeeper when the firm was reorganized into Hibben, Hallweg and Company.

Vacant Lots  
1416, 1420 North New Jersey Street



Thomas R. Thornburgh House  
1417 North New Jersey Street  
1889



Although the original porch post is gone, the other Queen Anne features remain: imbricated shingles, flashed glass in the gable window and unusual artwork on the cornice boards. The gable has decorative infill which has probably been lost from the front gable. The structure was erected by Thomas R. Thornburgh.

Thornburgh was a druggist who operated a business on Fort Wayne Avenue for many years. He lived in the home from the time it was built until his death in 1916. His widow, Nellie, remained at this address only until 1917, at which time the residence was sold to William A. Maloy, a grocer whose shop was located at 515 North Alabama.

Henry C. Adams House  
1421-25 North New Jersey Street  
c. 1897



This is an excellent example of a late Queen Anne house. Its detailing exhibits all of the characteristics of the style: clapboard siding, imbricated shingles in the window spandrels, hip roof with a gable flanked by a smaller hipped dormer and a jerkin head cross gable to the rear. The original pedimented entrance porches have foliate details in their tympanums. All these elements combine to give a rich, varied and picturesque look to this double house, built by Henry C. Adams, Sr.

The Adams family did not actually inhabit the residence until 1906. From this date until 1910, Henry C. Adams, Sr. (1844-1910) occupied 1421. A Civil War veteran, he served as Marion County Sheriff from 1880-1882. After this he became involved with Flatrock Stone Company, a masonry contractor. After his death, Henry C. Adams, Jr. maintained residence in 1425 from 1911 until 1925. He began his career working for his father. Later, he went into business as a supplier of paving materials. Adams was a member of many social and civic organizations in the city.

From 1917 until 1924, William A. Walker lived at 1421. Walker was president of Walker Candy Company, "Manufacturers and Wholesale Confectioners, Fountain Suppliers, Fruit Syrups and Brands of Apollo and Schraffts Chocolates."

Vacant Lot  
1428 North New Jersey Street



The Peerless Apartments  
1429 North New Jersey Street  
c. 1918-19



The black and white gable trim and jerkin head roof reflect a simple interpretation of the Jacobethan Revival style.

Vacant Lot  
1434 North New Jersey Street



Vacant Lot  
1435 North New Jersey Street



Vacant Lot  
1438-40 North New Jersey Street



Vacant Lots  
1439, 1443 North New Jersey Street



Gustave A. Efroymson House  
1442-1444 North New Jersey Street  
c. 1904-05



This house straddles the style line between Free Classic and Queen Anne. It is restrained and symmetrical on the first and second level with the simple porch columns and orderly placement of openings. This is changed at the roof level where it is hipped in front and has a gabled dormer with a window flanked by  $\frac{1}{4}$  circular windows, and semi-circular windows at the apex of the gable. The house at 1221-23 North New Jersey is identical. This dwelling was built as rental property by Gustave A. Efroymson.

Efroymson was a prominent businessman who served as president of H. P. Wasson & Co. and later the Real Silk Company.

Various tenants occupied the double, including Ernest Laugen, manager of E. O. Laugen Co., a ready-to-wear apparel shop. Laugen lived at 1442 from 1911 to 1920. Arthur G. Simpson, an auditor for Banner Furniture Co., and Nicholas J. Connor, an auditor for Holcomb & Hoke Manufacturing Company also occupied the residence briefly in the early 1920's. Tenants became more transient, occupying the double only one or two years at most, beginning in the early and mid 1920's.

Wasson House I  
1446 North New Jersey Street  
c. 1888-98



Desdemonia B. Wasson built this cottage and the one to the north as income producing properties. The homes are identical in design.

As rental units, a steady stream of occupants have come and gone. Included among those occupying 1446 was William C. Parks, who was a branch manager of a local Standard Grocery, and later a salesman for Model Laundry Co. Parks' tenure at this address was somewhat longer than normal for rental property. He lived here from 1919 to 1931.

Levey - Noble - Thomson House  
1449 North New Jersey Street  
c. 1876



Most of the details have been lost from this asbestos covered house. However, the steeply pitched roof and narrow window proportions may give clues to the original style if the original wood siding is exposed. The home was constructed by Louis H. Levey.

The Noble family resided at this address from 1892 to 1902. Winston P. Noble was the major-general in command of the Indiana Department of the Strong Bond, an organization "combining loyal hearts and educating them in principles of patriotism and statesmanship." Noah Noble worked as a clerk at the Indianapolis Journal.

From 1918 to 1919 Frank M. Thomson (1862-1930) lived here. A native of Greensburg, he served as mayor of that community from 1903 to 1909. He came to Indianapolis in 1910 and a few years later joined the real estate department of Fletcher Savings and Trust.

Wasson House II  
1450 North New Jersey Street  
c. 1888-1898



This house retains more of its original character than 1446 or 1461 North New Jersey, but originally they were all very similar. Some of the Stick Style detail on the side of the porch remains. This basic cottage type was used as early as the 1870's and remained popular until the turn of the century. The ready availability of the interchangeable wood details of porch, window surrounds and gable trim could give the cottages an Eastlake, Stick Style, or Queen Anne look. This house and 1446 were both built by Desdomonia B. Wasson as rental units.

The cottage has seen a number of different tenants over the years, including a steamfitter, a policeman, and Charles F. Neese, a baker, who occupied the residence from 1916 to 1925.

Sims - Grah House  
1453 North New Jersey Street  
1891



The original porch of this house has been replaced with a wrap-around cast stone porch, a popular turn of the century modernization. However some of the original details remain: imbricated gable shingles and incised cornice boards. Charles E. Sims, a salesman with Heaton, Sims & Co., wholesale jewelers, built the residence and lived here until 1900.

Charles G. Grah moved into the home in 1904. A dealer in barber supplies, furniture and fixtures, he remained at this address until 1915.

Vacant Lot  
1454 North New Jersey Street



The Flats  
1455 North New Jersey Street  
c. 1913-14



Albert H. Thoms House  
1458 North New Jersey Street  
1890



This house has unusual shaped shingles in the gables and below the windows suggesting a wave-like pattern. The pedimented window cornices have incised decoration. The original porch has been lost. The cottage was built by Albert H. Thoms. He and his wife, Ella, resided at this address until 1925.

Albert Thoms was associated for a time with Spiegel, Thoms, and Co., manufacturers and dealers in furniture. Later he became manager and finally secretary-treasurer of the Fred Dietz Co., a manufacturer of packing boxes and warehouse trucks.

Ella Thoms was a teacher at schools 20 and 28. She married Albert Thoms in 1890. Very active in church affairs, she died in 1969 at the age of 102.

Munson - Osborn House  
1461 North New Jersey Street  
1886



This is a typical cottage with an "L" floor plan, however, any detail to mark its style has been lost. Vast numbers of these cottages were erected, often on a rental or speculative basis, throughout the city. It served initially as the residence of Edward A. Munson.

An insurance agent, Munson did not reside long here. He is last listed at this address in the 1890 city directory.

Elisha B. Osborne next occupied the dwelling. Osborne held a variety of jobs while living at 1461, including, accountant, bookkeeper, teacher, president of the McCoy Co. and secretary-treasurer of French Chemical Works. Osborne maintained residence here until 1902. The home was subsequently occupied by a number of tenants, none staying more than a couple of years.

Vacant Lot  
1464-66 North New Jersey Street



Vacant Lot  
1465-69 North New Jersey Street



Bronson - Shover House  
1468 North New Jersey Street  
1893



The flashed glass in the gable window still remains. The turned porch posts have been removed but the remaining details attest to the original Eastlake character of this house. Ely and Mary Bronson built it, and she lived here after his death until 1897.

In that same year, Amos F. Shover took up residence. A bridge contractor for over 50 years, he was affiliated through the years with the firms Brawder & Shover, Shover and Austin and Shover and Casserly. Shover lived at this address until his death in 1926.

Hereth House  
1471 North New Jersey Street  
1890



The side porch, imbricated gable shingles and eared windows are the only remnants of Eastlake/Stick Style elements on this house. It was built by Edward G. Hereth as his family's residence.

A lifelong city resident, Hereth (1868-1958) joined D. H. Baldwin & Co., an organ manufacturer, in 1888. He eventually held the position of general manager, vice-president, and finally president at his retirement. In civic affairs, he was president of the Indianapolis Merchants Association, and a member of the Chamber of Commerce, the Columbia Club and the Athenaeum, among others.

John C. and Anna B. Hereth, the builders parents, also lived in the home. John Hereth came to the United States from Germany when he was just a boy. In 1852 he moved to Indianapolis to practice his trade of saddle and harness maker. His work in the 1870's was well known and highly praised. The Hereth family occupied the home until 1911.

Vacant Lot  
1472 North New Jersey Street



Vacant Lot  
1501 North New Jersey Street



The Former Central Universalist Church  
(Now North New Jersey Street  
Church of God)  
1502 North New Jersey Street  
1898



This asbestos covered church may have had a very different stylistic look when originally constructed. There are traces of Stick Style ornamentation in the south gable. That and the simple lancet form of the windows may indicate the original simplicity of the building. It was built on a lot donated by John Herron. Herron, along with Horace McKay and others were primarily responsible for the establishment of a Universalist Church in the city.

The first structure at this site was a one-story stucco building erected in 1894. It was destroyed by fire. The church was rebuilt in 1898 only to be again damaged by fire the following year. This damage was repaired, and in 1914 the church was remodeled to its present appearance.

Buschmann - Heywood House  
1508-1510 North New Jersey Street  
1892



Most of the Queen Anne style of the house has been lost or is obscured by the later addition of the porch. The idea for its design may have come from the builder himself rather than an architect. Louis F. Buschmann was the first owner and occupant of the residence. He lived here until his death in 1898, after which his widow maintained residence until 1903.

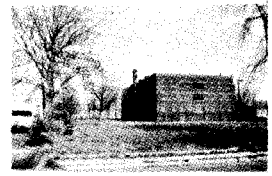
Beginning in 1914, Henry Haywood (1865-1930) occupied the house. Heywood came to Indianapolis from Chicago in 1898 to represent the Hartford Fire Insurance Co. He later established his own insurance office and was a founder of the All Souls Unitarian Church.

Benjamin Cline took up residence in 1920. Active in real estate, he was also a member of the Marion Club and the Chamber of Commerce. He died in 1924 while still at this address.

Vacant Lot  
1512 North New Jersey Street



Vacant Lot  
1515 North New Jersey Street



Vacant Lot  
1518 North New Jersey Street



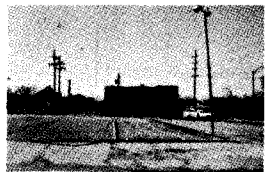
Smith - Powell House  
1521 North New Jersey Street  
1890



This is a typical Eastlake style cottage. The original porch has been replaced but other details remain: brackets, imbricated gable shingles, gable windows and drop pendants over the side bay windows. It was built by Frank E. Smith, a local grocer. Smith occupied the residence until 1900.

George W. Powell lived in the home from 1913 to 1916. He was an original employee of the Indianapolis News when it began publication in 1869 eventually becoming its first advertising solicitor. Under Mayor Caleb S. Denny he was appointed Chief of Police from 1893-1895. A man of many interests, Powell also served as president of the Humane Society and as a government investigator for the Federal Court in Indianapolis. Much of the growth of the Knights of Pythias in the 1890's was credited to his capable leadership as Grand Chancellor of Indiana. He died in 1922 in Los Angeles.

Vacant Lot  
1522 North New Jersey Street



Matkin - Cosgrove House  
1527 North New Jersey Street  
c. 1888-94



This frame Queen Anne house has some of the typical style features: imbricated shingles in the gable, a hipped dormer, bow window and simple, small scale porch columns. Isaac S. Matkin built the home.

From 1916 to 1918 it was the residence of John F. Cosgrove. A leader in the early days of the local labor movement, Cosgrove served as vice-president of the United Brotherhood of Carpenters (AFL) for 15 years until 1929, when he was forced to retire due to blindness. He left Indianapolis in 1939 to return to his birthplace, Elizabeth, Indiana, where he died in 1948.

Vacant Lots  
1528, 1534 North New Jersey Street



Vacant Lot  
1531 North New Jersey Street



## North Park Avenue

Vacant Lot  
1201 North Park Avenue



Morris - Butler Home  
1204 North Park Avenue  
1864-65; Dietrich A. Bohlen, Architect



The Morris-Butler House is a classic example of the Second Empire Style. The chief style characteristic is the Mansard roof. Here it takes a concave form. The asymmetrical facade and tower were attempts at bringing a picturesque quality to the house. It was designed by Dietrich A. Bohlen, a noted local architect, for John D. Morris.

Morris, a member of a pioneering Indiana family, was employed as a railroad clerk for a time before becoming vice-president of Capitol City Planing Mill in 1874. At this same time he was a partner in the firm Glazier & Morris, dealers in coal, coke and lime. His business ventures apparently did not prosper, as in 1887 he declared bankruptcy.

Morris sold this house to Noble C. Butler (1844-1933) in 1881. Butler was a native of New Albany who came to Indianapolis as a clerk in the U.S. District Court. Later he became vice-president of Capitol National Bank. Butler lived here until his death in 1933. His daughter, Florence, held the house until she died in 1958. Historic Landmarks Foundation of Indiana purchased the residence in 1964 and converted it into a museum of Victorian decorative arts.

Vacant Lot  
1205 North Park Avenue



Vacant Lot  
1217 North Park Avenue



Lynn Apartments  
1220 North Park Avenue  
c. 1925



Vacant Lot  
1221-23 North Park Avenue



DeWolf - Allerdice House  
1224 North Park Avenue  
1871-73

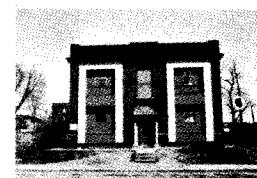


The large scale brackets and cornice windows are all that remain of the original Italianate details of this house. The front door, porch and insul-brick are all later attempts at modernization. The home was constructed by Caroline P. DeWolf.

Joseph Allerdice (1846-1922) began residence in the house in 1891. In 1852 he came to the United States from Scotland, arriving in Indianapolis in 1874. With Edmund Mooney he established the Indianapolis Abbatoir Co., dealers in hides, wool, pelts, furs and tallow. He was elected president and general manager of the firm and held the positions until 1917 when he retired. By that time the business was one of the largest of its kind in the county.

Ruth Allerdice, his daughter was a teacher, who headed the Department of Biology and Physiography at Shortridge High School until 1945. The Allerdice family lived at this address until 1923.

The Genesee Apartments  
1227 North Park Avenue  
c. 1910-15



The original stone entrance with Ionic columns still remains on this altered apartment.

Albert C. Kimberlin House  
1232 North Park Avenue  
1892





Looking north from 12th Street along New Jersey Street





Butler-Shaw House, 1306 North Park Avenue in Spring, 1979

Detailed cornice boards, imbricated gable shingles, a broad encircling porch and a unique rounded dormer define this house as representative of the Queen Anne style. Dr. Albert C. Kimberlin built the residence for his family, which lived in it until 1926.

Dr. Kimberlin (1863-1921) was a very prominent and highly regarded physician in Indianapolis. He was a member of the City Board of Health, a trustee of Methodist Hospital for many years and a member of the faculty of the Indiana University Medical School. He served as president of the State Medical Society beginning in 1909, and held a similar position with the Indianapolis Medical Society in 1912.

Vacant Lot  
1233 North Park Avenue



Vacant Lot  
1239 North Park Avenue



Ovid Butler - Shaw House  
"Forest Home"  
1306 North Park Avenue  
c. 1875, c. 1885; c. 1901

One of the city's earliest great estates, this structure was originally built in the Greek Revival style by Ovid Butler. In 1870 an Italianate cornice was added. Still later the roof was raised and a third story was constructed by John M. Shaw. Shaw was also responsible for acquiring the porte cochere, originally from the Bates House, which stands to the west.

The large carriage house is a good example of Queen Anne style usually associated with Richard Norman Shaw. The red brick, open gables, asymmetrical elevations and plasterwork details can be found on many Queen Anne houses.

Ovid Butler (1801-1881) was a renowned lawyer and educator. He came to Indianapolis in 1836 and set up a successful law practice with Calvin Fletcher and Simon Yandes. He retired in 1846 and bought this property. The son of a Christian minister, he was a staunch abolitionist and established a newspaper, "Free Soil, Free States, Free Men" about 1850 as an anti-slavery publication. Butler is most renowned for his establishment of North Western Christian University in 1850. Now Butler University, the school was one of the few at the time which admitted women students on an equal basis with men. Ovid Butler served as its first president for 20 years. After his death in 1881, the house was occupied by a son, Scot Butler, briefly before being sold to John M. Shaw about 1891.

Shaw (1852-1925) was an Irish immigrant who came to this country when he was 22. He worked as general manager of Kingan and Company, meat packers, and was extremely successful. He lived at Forest Home until his death in 1924.

Bradbury-Hoffman House  
1317 North Park Avenue  
1893-95



The hipped roof and hipped roof dormer of this house show the move away from the open gable of the Queen Anne and the move towards the more restrained style of Free Classic. The home was built by Daniel M. Bradbury.

A lawyer by profession, Bradbury (1834-1924) practiced in this city with Frank W. Ballenger, a later resident. Bradbury was a lifelong Republican and reportedly was a personal acquaintance of many presidents, as well as a close friend of James Whitcomb Riley. He in fact claimed credit for acquiring Riley's first full-time employment in writing with the Indianapolis Journal.

The Hoffman family purchased the home in 1899. Although little is known of any family member, the house did stay in the family's possession until 1931.

Taylor - Garsuch House  
1321 North Park Avenue  
1894-95



There are still some style elements remaining to suggest Free Classic influence on this home: such as the hipped roof and dormers, clapboard siding and the full porch, although the

columns have been lost. Alfred A. Taylor was the builder of the home. He and his brother operated Taylor and Taylor, dealers in carpets, draperies and shades. He left this address in 1898.

At this time, Charles W. Garsuch took up residence. Garsuch came to Indianapolis in 1877 and went into the real estate and loan business. He was also a member of the State Legislature in 1880. He died in the early 1900's, leaving his widow and son here until they left in 1910.

Samuel W. and Victor T. Keene lived here briefly from 1911 until 1912. Samuel (1852-1933) was a salesman and a scholar, possessing an extensive library. Victor (1881-1961) was a prominent physician who held many positions on state and local health-related boards.



1327-1337 North Park Housing Project  
1327, 1331, 1337 North Park Avenue  
c. 1975

Three houses along Park Avenue were stuccoed and converted into apartment units by a private developer. The result was the complete obliteration of any of the original architectural detailing of the homes. The historical significance of these buildings is now meaningless, as their character and individuality have been lost.

Colgan - Lieber - Koehne House  
1332 North Park Avenue  
1889



This is the only Shingle Style house in the Old Northside and one of only a few in the city. Although in general form it suggests Queen Anne, the use of shingles as the only cladding material marks the difference. There is a hint of symmetry in the facade but otherwise this house shows the general characteristics of the Shingle Style. Henrietta Colgan built the residence and, with her sister, Mary, lived here until 1898.

Both Colgan sisters were teachers and principals: Henrietta taught over 50 years. Many prominent citizens, including Evans Woollen, Mary Nicholson and Abram Shortridge, spoke at the affair which marked her retirement in 1913.

After the Colgans left, Albert Lieber (1863-1934) took up residence briefly from 1899 to 1901. He was the son of Peter Lieber, founder of P. Lieber Brewing Co. When this brewery merged with two others it became the Indianapolis Brewing Co., of which Albert Lieber became president. A supporter of the Democratic Party, he served as a presidential elector in the 1892 election and as a member of both the Indianapolis Park Board and the State Forestry Board.

The next resident was Armin C. Koehne, who lived here from 1905 to 1918. Involved in Republican politics from the time he was a young man. He was at different times Market Master at the City Market, city treasurer and Marion County Treasurer. In 1904 he was elected to the Indiana Legislature as a representative of the district which included Marion County. He served two terms in the legislature.

John B. Elam House  
Montessori Academy  
1340 North Park Avenue  
1888-89



The rambling Queen Anne house has unusual details: incised cornice boards, a tower with a decorative finial, and a monitor roof. The porch has probably been altered. It was constructed as the residence of John B. Elam.

A lawyer, Elam (1845-1916) practiced with President Benjamin Harrison and William Henry Harrison Miller as a member of the firm Harrison, Miller, Winters & Elam. He was elected prosecuting attorney of Marion County in 1878, and later served as police commissioner from 1887 to 1891. Elam lived in this house until his death in 1916, after which his widow, Emma, remained here until 1920.

Raney - Riffle House  
1400-02 North Park Avenue  
c. 1874



Most of the Italianate details of this house have been lost due to later remodeling. However, the round arched windows, paneled cornice and portions of the original hipped roof remain to show the original style. Charles S. Raney built the home, although it appears he never actually lived here.

Raymond Riffle, a physician and surgeon moved to 1402 in 1917. A graduate of Indiana University School of Medicine, he practiced in Indianapolis over 35 years until his retirement in 1948. At his death in 1953 he was still a resident of this address.

Frank Mummenhoff Home  
1403 North Park Avenue  
1885



The brick porch of this Stick Style house, which is not original, replaces a porch which would have given the house a more Stick Style character. But it still retains elements of its original style: heavy corner boards, cornice braces, and "saw-tooth" trim in the gable. It was erected for the family of Frank Mummenhoff.

Mummenhoff was President of the Western Produce Company, a wholesale fruit and produce distributor located at 210 East Maryland. After Mummenhoff's death, about 1902, his widow, Lena, continued to reside in the home until well into the 1940's.

Raney - Dowling House  
1406 North Park Avenue  
1874-75



Much of the original Italianate character has been obliterated by stucco and later remodeling. The first floor round arch door is not original although some of the cornice detail is. The residence was built by Henry C. Raney, a contractor. Raney erected many of the structures in this area, lived in them for a time, and then sold them. His brother, Charles S. Raney, built 1404 North Park next door. Henry Raney lived here only one year before selling the home.

From 1912 until 1918, Henry M. Dowling occupied this residence. A lawyer, Dowling (1872-1953) worked as an instructor at the Indiana University School of Law from 1905 to 1942. He also maintained a private practice during this interval with the firm Miller and Dowling. In 1918 he went into partnership with his son, Addison, and established Dowling & Dowling. They specialized in corporate and probate law. Dowling was something of a historian and was recognized as an authority on the federal constitution as well as on the lives of Washington and Lincoln.

Lupton - Taylor House  
1409-11 North Park Avenue  
1882



This house has an Italianate profile but the details suggest Stick Style influence. The floor plan, three-sided bay and hipped roof are often found on Italianate houses, however. The continuous vertical window casings and other wood details seem to indicate that the house reflects both styles or was remodeled. The porch dates from after the turn of the century. Isabelle Lupton erected the home, and she and her family occupied it until 1889.

Alonzo W. Taylor took up residence in 1901. Taylor was born in 1846 in Covington, Kentucky. In 1892 he established a carpet business with his brother Alfred in Indianapolis, known as Taylor and Taylor. In 1897 the firm was reorganized as The Taylor Carpet Co. of which he became President. He lived in the dwelling until his death in 1921. Subsequently, his widow, Nellie maintained residence until 1924.



Everts - Paddock House  
1410 North Park Avenue  
1873

This Italianate cottage still retains its original profile, brackets and window surrounds. The Eastlake porch was added later. Frank D. Everts built the residence. He was the owner of F. D. Everts Co., dealers in "teas, coffees, sugar, canned goods, staple and fancy groceries, best creamery butter, and fine syrups." He sold the house to Curtis C. Paddock, who took up residence in 1879.

Paddock moved to Indianapolis in 1876 and worked as a brakeman on the Terre Haute and Indianapolis Railroad. He became a conductor on the same railroad in 1874. Paddock's last listing at this address was in 1883.

Vacant Lot  
1414 North Park Avenue



McAlpine - Brown House  
1415 North Park Avenue  
1893



This is an unusually fine example of a frame Queen Anne house. Most of the details, including the porch, remain intact. The open gable, imbricated shingle on the second storey and unusual shelllike motif in the pediment of the porch are the elements which mark this as a Queen Anne house. The structure was built as a residence by James H. McAlpine, Chief Train Dispatcher for the Pennsylvania Railroad.

in 1901, Robert A. Brown took up residence in the home. Brown, a newspaperman, also held an avid interest in politics. He was associate editor of, and later owned, the Franklin (Indiana) Republican. At the same time, he served as the City Civic Engineer and as a Town Trustee. During the 1895 legislative session, Brown was named Chief Clerk of the House of Representatives. Following this he became Deputy Secretary of State in 1898; and in 1902, he was elected Clerk of the Indiana Supreme Court. Brown continued to reside in the home until 1910.

George W. Gordon, an architect, occupied the dwelling briefly in 1919. He was well known for his public buildings and schools throughout the State. The old Ben Davis High School is an example of his work.

Vacant Lot  
1418 North Park Avenue



Vacant Lot  
1421 North Park Avenue



Vacant Lot  
1422 North Park Avenue



Vacant Lot  
1427 North Park Avenue



Bross - Cline - Hilgenberg House  
1428 North Park Avenue  
1905



The Tuscan columns on the porch, pediments with returns in front of the entrance, and asymmetrical placements of doors and windows show the elements of this style. The house represents the final phase of the Queen Anne style which remained popular until WW I. It was built for Ernest H. Bross. Bross came to Indianapolis in 1904 to become editor of the Indianapolis Star. he remained in the home until 1909, when Fred Cline, a real estate salesman, took up residence.

Cline was employed by W. E. Stevenson Co., a prominent real estate firm in the city, until he left to form his own company in 1909. He was appointed to the Indianapolis Board of Park Commissioners in 1922.

Christian A. Hilgenberg occupied the structure beginning in 1915. Hilgenberg was an attorney associated with the firm Harding and Hovey in his early years. He later opened C. A. Hilgenberg & Son, a real estate office, in partnership with his son Noble C. A highly respected member of the community, Hilgenberg served on the Indianapolis Real Estate Board and was a founder of the Bankers Trust Company.

Vacant Lot  
1429-31 North Park Avenue



Conde - Pruitt - Price House  
1438-40 North Park Avenue  
c. 1907



The influence of the Dutch Revival style is seen in the gambrel roof of this double, built as rental property by Agnes S. Conde. It served as the residence of Oren M. Pruitt from 1908 to 1915.

Pruitt lived at 1438 and was President and Treasurer of the Indiana Veneer & Lumber Company, later American Timber Products, and the Indiana Air Pump Company.

Lehman H. Price lived in the other half of the double at 1440, beginning in 1910. Price, who was Superintendent of

South Whitley Schools and owner and editor of the Rochester Tribune, became associated with the Hornback-Price Company, which sold roofing materials. The company later merged with Chapman-Steel Company to form Chapman-Price Steel Company. Price also served on the board of the Family Welfare Society. He remained in the home until 1922.



Ingram - Kothe House  
1433-39 North Park Avenue  
1892

This house is a good example of late Queen Anne. The open gable, jerkin head dormer and incised boards over the bay are all elements of the style. Insul-brick obscures the original siding. The porch on the south was a later addition. The house was built by John C. Ingram, an agent for the German-American Insurance Co. of New York.

In 1906, William Kothe (1858-1936) moved into the house. After several years in the real estate business he formed his own firm in 1889, which became known as KO-WE-BA. Mr. Kothe remained as president until 1934 when he retired to become Chairman of the Board of Directors. He was also president of the KO-WE-BA Realty Co., a subsidiary, as well as director of the Keystone Oil & Gas Co. and the Board of Trade. He lived at this address until his death in 1936.

Martin Rudisill House  
1443-1445 North Park Avenue  
1875



This large Italianate cottage still retains some of its original details, such as brackets and decorative rope edge molding, although the original porch has been replaced. It was constructed for Martin L. Rudisill and his family.

No information is available on him. His daughter, Margaret A. Rudisill, studied art under Jacob Cox, an early Indiana artist. She exhibited her works in Indianapolis, Chicago and St. Louis and her painting "The Goose Girl" is considered her finest work. She and her sisters Sarah and Sallie lived here until the 1930's.

Vacant Lot  
1503 North Park Avenue



VonHake - Rau House  
1504 North Park Avenue  
1887

One of the most original Queen Anne homes in the city, this house has many unusual details: terra cotta black brick, stone trim and a decorative finial. The original porch remains and shows the type of columns lost from many other Queen Anne houses in the neighborhood. Equally important is the carriage house which shares many of the details of the main house. Carl Von Hake built the residence and lived here until 1902.

VonHake was Canadian of birth and came to Indianapolis in 1888 he helped organize Camplin & VonHake, a retail boot and shoe outlet. His partnership in the firm lasted only until 1890 when he established the Indianapolis Coffin Company with Franklin and Clemens Vonnegut.

John Rau and his family occupied the house beginning in 1903. Rau (1856-1928) came to Indianapolis in 1889 and with three other partners established the Fairmount Glass Works. Rau acted as vice-president of the firm and operated it for 18 years. The plant expanded in 1904 when a large factory for the manufacture of glass bottles was built on the south side. Rau was known as an innovator in the glass industry and held many patents. After his death, the family maintained residence in the house until 1944.



Oliver A. Williams House  
1511 North Park Avenue  
1923

This is the third dwelling to stand on this site. Oliver A.

Williams purchased the previous house in 1913 and later built this structure. He lived in this residence until the 1930's.

John B. Conner House  
1514 North Park Avenue  
1883-84



This is another basically Italianate structure which has been remodeled. The Italianate floor plan, bracketed cornice and 2nd floor window surrounds still remain. The first floor porch and windows all belong to subsequent remodelings. It was the home of John Byrd Conner from the time of its construction until his death in 1912.

Conner was very prominent in political circles, and was one of the founders of the Republican party in Indiana. He was also co-owner and editor-publisher of The Indiana Farmer, a monthly magazine for farmers. In addition, he served as first chief of the Indiana State Bureau of Statistics.



Johnson - Tuteweiler House  
1515-17 North Park Avenue  
c. 1884

Although almost obscured by the addition of incompatible porches to the facade, the Queen Anne design of the home is seen in the overall form of the structure. The front gable shows the Queen Anne black and white detailing.

The residence was built by Charles D. Johnson, a legal stenographer. Together with A.C. Metcalf, he organized Johnson and Metcalf, official reporters and law stenographers, located in the old County Courthouse. His last year in the home was 1900.

Harry D. Tuteweiler (1866-1945) purchased the home in 1906. He went into the undertaking business with his father and established Tuteweiler & Son. A very active Republican, Tuteweiler held several offices during his life, including County Coroner in 1904, Playground Commissioner in the early 1900's, and County Commissioner in 1920. A member of the Chamber of Commerce, he also was named President of the Marion Club in 1908. He married Julia Belle Goodhart, the first woman in the state to be elected President of the Board of School Commissioners. The Tuteweilers remained at this address until their deaths in 1945.

Charles Styer House  
1519-21 North Park Avenue  
1884-85



The key stylistic element of this home is the wrap around Eastlake porch. It was built as the residence of Charles Styer and his family.

No biographical information is available on the various members of the Styer family. The family did, however, retain possession of the home until the 1930's. Some time after that it was converted into a duplex.



Budd - Brandt House  
1520 North Park Avenue  
1884-85

The porch obscures the basic Queen Anne style of this house, however the Palladian window in the gable is still visible. John K. Budd built the house as his residence.

Budd moved to Indianapolis in 1862. He was in the poultry and produce business (the J.R. Budd Co.) and eventually became the most extensive shipper of poultry, eggs and butter in the State of Indiana. Budd and his family were in residence here until 1898.

Frederick W. Brandt (1850-1915) occupied the home beginning in 1900. He organized a box and barrel manufacturing business. Upon retiring he went into real estate and investments. After his death, the family remained at this address until the 1930's.



Blakely Apartments  
1525 North Park Avenue  
c. 1920-30

This apartment with its Serliana entrance is a later addition to a frame structure.



Braxton Baker House  
1528 North Park Avenue  
1884-85



The overall effect of this home is Free Classic in design. Traces of classic influence evident in the clapboard siding, fluted porch columns, pedimented dormer and diamond pane glass attest to the Free Classic influence.

Now a double, the home was originally built by Braxton Baker, an agent with the Central Live Stock Insurance Company. Little else is known of Baker. His widow, Rebecca, is listed at this address from 1920 to 1923. At this point the building remained vacant for a time before its conversion into a multi-residential structure.

Blakely Apartments  
1529 North Park Avenue  
c. 1920-30



This building is similar in entrance detail to 1525 North Park. This brick portion also was added to a frame structure.

Vacant Lot  
1532-34 North Park Avenue



Vacant Lot  
1535 North Park Avenue



Vacant Lot  
1540 North Park Avenue



Vacant Lot  
1541-43 North Park Avenue



Vacant Lot  
1545-47 North Park Avenue



Vacant Lot  
1546 North Park Avenue



George H. Rehm House  
1552 North Park Avenue  
1888



Although siding has been added and the original porch has been lost, this home still exhibits Queen Anne influence in its overall design.

George H. Rehm built the residence. He was an insurance agent and partner in the firm Rehm and Van Deinse. Later he formed his own company and expanded his interests into real estate and loans. Rehm occupied the home until 1936.

Albert W. Coffin House  
1553 North Park Avenue  
1888



The original porch remains and some of the other wood details which enhance the rich surface effect desired for Queen Anne houses. The onion dome roof of the tower is unusual and adds an exotic touch to the overall profile of the house. Albert W. Coffin built this expansive home and used it as his residence until 1900.

A lifelong resident of Indianapolis, Coffin graduated from the first class of the first high school in town. He went on to become a partner in Coffin, Greenstreet & Fletcher (later Coffin and Fletcher), pork packers.

A subsequent owner, Carl A. Taylor, lived here from 1911 to 1920. Taylor (1871-1932) came to Indianapolis from Kentucky and with his father organized the firm Taylor & Taylor, dealers in carpets, draperies, shades and parquet floors. The name was later changed to the Taylor Carpet Co., and still later to Taylor, Inc. By this time the firm had expanded to include furniture sales. Taylor was an organizer of the original Indianapolis Merchants Association and served as its director for several years.

Service Station  
1557 Park Avenue



Gladden - Rawls - Blatchley House  
1558 North Park Avenue  
1894



The original chunky porch columns of this Queen Anne house still remain, as well as the incised cornice boards and imbricated shingles of the porch pediment. It was built by Alfred H. Gladden, owner of The Gladden Lumber Co. He lived at his address until 1899.

Rev. Edward B. Rawls (1854-1913) moved into the home in 1899. He was pastor of the Edwin Ray Methodist Episcopal Church and in 1901 he was appointed a Trustee of the Methodist Church by the General Conference.



From 1906 to 1925 the home was occupied by Willis S. Blatchley. He served as the State Geologist for Indiana and spent his life speaking against the destruction of natural resources. Many of his suggestions eventually became state policy.



Gladden - Stempfel House  
1564 North Park Avenue  
1898

This house, although clad in insul-brick, is an excellent example of the Free Classic style. The fluted porch columns, curved bays and bow and wreath motif over the columns express the spirit of the style. Alfred H. Gladden constructed the home. He owned and operated Gladden Lumber Co. and moved to this house from 1558 North Park at the time of its construction. He lived here until 1908.

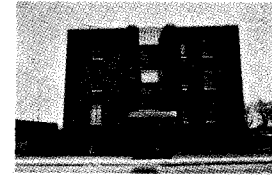
Theodore Stempfel took up residence in 1909. Stempfel (1863-1935) came to Indianapolis from Germany in 1883. He worked at several jobs until 1900 when he joined the newly organized American National Bank as an assistant cashier. At its merger with Fletcher National Bank he became vice-president. He left banking several years later to go into real estate. He assisted Rudolph Schwarz in completing the research for the historical groups on the Soldiers & Sailors Monument. He left this address in 1935.

## North Pennsylvania Street



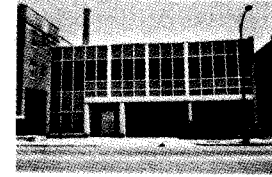
Vacant Lot  
1213 North Pennsylvania Street

The Bar-Bee Apartments  
1215 North Pennsylvania Street  
1940



The Art Deco detail of this building is evident in the polished metal entrance canopy with its "speed lines."

F.B.I. Offices  
1221 North Pennsylvania Street  
c. 1960



C & K Management Apartments  
1229 North Pennsylvania Street  
c. 1925-30



Indiana Basketball Hall of Fame  
1241 North Pennsylvania Street  
1959



The Priscilla  
1309 North Pennsylvania Street  
c. 1940-50



Office Building  
1319 North Pennsylvania Street  
1956



Caleb S. Denny House  
1327 North Pennsylvania Street  
Demolished July, 1979



Lilly-Anderson House  
1333 North Pennsylvania Street  
Demolished July, 1979



Vacant Lot  
1337 North Pennsylvania Street



Vacant Lots  
1343, 1351 North Pennsylvania Street



Kenwich - Taylor House  
1347 North Pennsylvania Street  
c. 1868 - 73



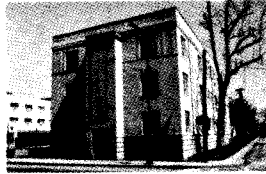
This home is an unusual example of brick used in the Queen Anne style. Alexander Kenwich built the home, although it appears he never lived here.

William J. Taylor (1877-1949) took up residence in 1905. He was a lawyer who left private practice after purchasing the Taylor Belting Company in 1904. He served as president of the company and also as City Corporation Counsel before his death. He left the home in 1918.

The next resident, Samuel H. Dowden was also an attorney who became president of the Indianapolis Bar Association in 1946. At his death he was affiliated with the firm Dowden, Denny Coughran and Lowe. In addition he served as director of the Indiana Trust Co. He occupied the home until 1921.

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Martha Washington Apartments  
1401 North Pennsylvania Street  
c. 1925-45



Hawkins - Haines House  
1408 North Pennsylvania Street  
c. 1900-01



One of the few examples of Colonial Revival architecture left in the Old Northside, this was the residence of John Parker Hawkins.

Hawkins (1830-1914) was a military man all his life, beginning his service in the Civil War. He was an aide to General U.S. Grant for a time and was at the battles of Shiloh and Bull Run, as well as at the capture of Mobile. After the war he commanded a military district in Louisiana and Texas. He retired from the army in 1894 with the rank of Brigadier General. He died in 1914, while in residence at the house.

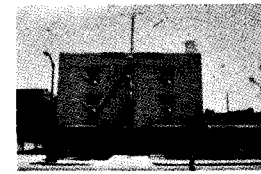
From 1920 to 1941, Rev. Matthias L. Haines lived at this address. Haines (1850-1941) came to Indianapolis in 1885 as pastor of the prestigious First Presbyterian Church, a post he held for over 50 years. He was appointed to several positions both in the church and in the community including: director of Lane Theological Seminary, trustee of Wabash College and Tudor Hall Girls School, and Chairman of the Board of Indianapolis Law School.

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Vacant Lot  
1409 North Pennsylvania Street



Drake Motel  
1411-15 North Pennsylvania Street  
1959



Vacant Lot  
1423 North Pennsylvania Street



Pontius - Marleigh Apartments  
1433 North Pennsylvania Street  
c. 1920-25



This is another example of late Gothic Revival apartment high-rise. The dark brick is accented with stone trim around the windows and roof line.

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Vacant Lot  
1443 North Pennsylvania Street



George C. Haerle House  
1449 North Pennsylvania Street  
1897-98



This Free Classic house is an excellent example of the style. The symmetrical facade, hipped roofs, and swag and garland porch detail are still intact. George C. Haerle built the house and lived here until his death in 1932.

Haerle (1868-1932) worked at the William Haerle Company, founded by his father, until his retirement in 1911. He later became involved with the Chapman Steel Company as its vice-president. His widow, the former Norma Hollweg, lived here until 1937.

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Wolcott - Ostram House  
1455 North Pennsylvania Street  
1884



This excellent Queen Anne home was built for Benjamin D. Wolcott. The house is a classic example of the Queen Anne style. The characteristic use of brick and frame construction, open gable, projecting bays, and gable detailing almost appear to be textbook examples of this popular nineteenth century style.

Wolcott held several business positions of importance in his lifetime. He was at first a partner in the lumber firm Wolcott & Wright, and in 1887 formed a real estate firm, B. D. Wolcott & Co. In about 1899 he became president and treasurer of the Indianapolis Terra Cotta Co. His wife, Mary, was credited with establishing the first nurses training school in Indianapolis.

Henry Evans Ostram occupied the home in 1920. Ostram was owner and president of the Ostram Realty & Construction Company. It was his political career, however, that made him an important figure in the city. In 1942 he was an unsuccessful candidate for mayor in the Republican primary. That same year he was appointed chairman and treasurer of the Marion County Republican Central Committee, a post he held for several years. He left this address in 1924.

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Rotherwood Apartments  
1503 North Pennsylvania Street  
1927-28



Alterations have obliterated much of this building's details

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Laundromat/Varsity Cocktail Lounge  
1515-17 North Pennsylvania Street  
c. 1965-75



Vacant Lot  
1521 North Pennsylvania Street



Penn-Arts Apartments  
1531 North Pennsylvania Street  
1922



These red brick apartments have stone trim and were probably altered on the first floor when the stone with traces of Art Deco influence was added.

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### East 12th Street

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G. C. & A. Corporation  
241 East 12th Street  
1956



Dolly Madison Apartments  
242 East 12th Street  
1917



In plan these apartments are similar to the Spink Apartments. The detailing is quite different however. The inner court entrances are flanked by two story fluted columns. There are pilasters trimmed with stone at the building corners.



Thoms - Frauer House  
324-26 East 12th Street  
c. 1914

The overall style of this house is not readily apparent. The symmetry, porch with horizontal emphasis, and deep overhang

suggest several sources, but the cornice braces suggest something else. Perhaps Thoms wanted hints of 19th century German vernacular houses, which might provide sources for this house style. George R. Thoms built this double and 328-30 as income producing property. He lived here, at 326, until 1925. His uncle, Herman E. Frauer, lived at 324.

Frauer came to Indianapolis from Germany in 1854. After serving in the Civil War he and his father established the H.E. Frauer Drugstore in 1864, one of the first retail drug businesses in the city. He held an interest in civic affairs and was instrumental in the establishment of the Protestant Orphan's Home. He occupied this address until his death in 1922.



Thoms - Gasper House  
328-30 East 12th Street  
c. 1914

This house shows influence from Frank Lloyd Wright's Prairie Houses. The horizontal emphasis, front porch, roof overhang and dormer with ribbon windows show the move away from Victorian verticality. This double was built as rental property by George R. Thoms, who lived next door.

In 1916, Joseph L. Gasper moved into 328. Gasper (1857-1935), came to Indianapolis in 1875. He worked for the Fire Department and became involved with city politics. An artist, he was best known for the comic strip he created - "The Hoffmeiers". It was a German dialect strip which appeared in many midwestern newspapers. Gasper remained at this address until 1925.

Wickard - Buttolph - Geddes House  
404 East 12th Street  
1902



There are several influences evident in the style of this house. The symmetry of the facade suggests Free Classic, however, the overall horizontal emphasis, deep roof overhang and low-slung porch indicate influence from some of the houses of Frank Lloyd Wright in Oak Park, Illinois. Willard S. Wickard built the residence.

Wickard was president of the Wick - Griff Lumber Company, and manager of J.H. Murry & Co., another lumber business. Wickard left this address in 1906.

Henry W. Buttolph lived here from 1907 to 1913. He came to Indianapolis in 1898 and worked as an actuary in the office of the State Insurance Commission. He was an organizer of the American

Institute of Actuaries and served two terms as president of the organization.

In 1915, the Geddes family took up residence. R. Parker Geddes was vice-president and part owner of Havens & Geddes Company, a wholesale dry goods establishment on South Meridian Street. The family stayed here until 1937.

The Former Central Avenue Methodist  
Episcopal Church  
(now Central Avenue United  
Methodist Church)  
512 East 12th Street  
1891; Williams and Otter of  
Dayton, Ohio, Architects



This church, with several other structures in the city, form a representative sample of Romanesque Revival architecture. The visual impact of the massive roofs and campanile is obvious. This was a hallmark of the style.

Established by members of Roberts Park Church, the first building for the congregation was at the northwest corner of North and Alabama Streets. At this time it was known as Trinity Methodist Church. In 1877 Trinity Church merged with a United Brethren Church located at 12th and College, to form the Central Avenue Methodist Episcopal Church. Construction of this building commenced in 1891, with its dedication occurring in 1892.

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### East 13th Street

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The Raleigh Apartments  
108 East 13th Street  
1925



This brown brick apartment has glazed terra cotta detailing.

Vacant Lot  
214 East 13th Street



Butler - McGibeny House  
221 East 13th Street  
c. 1899



The Queen Anne style of this house is somewhat obscured by later alterations of siding and the porch, but the open gable with the hood at the apex, and asymmetrical openings show the basic style. It was built by Thomas and Mary Butler. The first residents were Hugh and Grace McGibeny.

McGibeny (1868-1960) was a member of the McGibeny family, a musical touring group billed as the "Largest Musical Family in the World." He was a founder of the old Indianapolis Symphony Orchestra and served as concert master from 1898 to 1910. For 40 years he taught violin at the Metropolitan School of Music, a forerunner of the Arthur Jordan Conservatory of Music.

Grace McGibeny, his wife, was also a faculty member at the Metropolitan School of Music. Active in public affairs, she aided in the organization of the Indianapolis chapter of the American Red Cross and served as a member of its executive committee. She was also a member of the Mayor's Committee for the Department of Public Welfare. The McGibeny's left this address about 1922.

Meyer - Noble - Metcalf House  
225 East 13th Street  
c. 1893



Very similar to the house at 225 next door, this residence was built by Charles F. Meyer as income property.

Robert P. Noble lived here from 1910 to 1916. An analytical chemist, he taught at Dexter College in Philadelphia. He married Margaret Nicholson, sister of Meredith Nicholson.

Wallace Hardwicke occupied the home only a year, from 1916 to 1917. Following his graduation from the Indiana Dental College in 1905, he set up practice in Indianapolis.

In 1917 Fred J. Denny took up residence. He established the Grand Laundry Co. in 1906, and later purchased Best Laundry. In 1911 he united them into Best-Grand Laundry Company. Denny left this address about 1919.

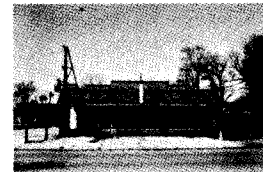
Vacant Lot  
231 East 13th Street



Alpa Apartments  
330 East 13th Street  
c. 1920-30



13th Street Laundromat  
(former Kroger's Grocery)  
514 East 13th Street  
c. 1945-55



Gerstner-Dalrymple House  
Now Indianapolis Saenger-Chor  
521 East 13th Street  
1873



The alterations to this house were meant to make an Italianate design appear to be more Queen Anne. The Italianate bracketed cornice, round arch windows with incised foliate stone keystones and impost blocks are clearly original. The rounded bay, once topped with a cupola, and the porch were "modernizations." The character of the front porch has been lost but its original look was probably similar to the still extant north porch. It was built by Anthony J. Gerstner, and served as his home until 1903.

Gerstner came to the United States from Germany in 1849. He settled in Dayton where he learned to be a tailor. In 1856 he moved to Indianapolis. Here he owned and operated the tailoring firm Gerstner & Raggi. Later, he bought out his partners interest.

In 1904, John M. Dalrymple took up residence. Dalrymple (1846-1927) was president of the Indianapolis Saddlery Company, a post he held 25 years. In 1917 he founded and acted as president of the State Automobile Insurance Association. At his death, in 1927, he was treasurer of Methodist Hospital. The Sahara Grotto purchased the property after Dalrymple died. The gave the

house up in 1942, and it subsequently was purchased by the Saenger-Chor, a private club, "dedicated to cultivating the songs of freedom and labor." This group remodeled the front of the residence to accommodate an auditorium.

Butler - Bradbury - Vonnegut House  
604 East 13th Street  
1875; rebuilt c. 1919



The unsympathetic paint colors obscure the black and white detailing of this home, which has been extensively remodeled to the present Jacobethan Revival style. The residence was built by Scot Butler, son of Ovid Butler, who lived here only a year.

In 1877 Butler and Daniel Bradbury traded homes. Butler took Bradbury's residence in Irvington to be closer to the recently moved Butler University, and Bradbury took up occupancy here. A principal in the law firm Bradbury & Ballenger, he also assisted the Julians in the platting of the town of Irvington. He lived at this home until 1895 when it was sold to Alfred Potts.

Potts sold the house to Clemens Vonnegut, Jr. in 1910. For most of his life, Vonnegut (1853-1921) was associated with the Indianapolis Coffin Company. He later served as vice-president of Vonnegut Hardware Company. He was elected to the State Legislature in 1895. His widow, the former Emma Schnull, continued residence in the house for many years after his death.

Cosby - Lauter House  
612 East 13th Street.  
c. 1863 - 1873



The basic Italianate profile and bracketed cornice of this house have been complemented with later alterations. The porch, first floor arched window and rounded stairway bay are the later additions. The bay is notable for the sway and shield detailing and leaded glass windows. The house was probably built by a real estate dealer, Richard M. Cosby. Modifications in the original design of the residence were made by a later owner, Herman Lauter, who purchased the house in 1890.

A native of Germany, Lauter came to Indianapolis by way of New York where he opened a furniture factory. He moved the business to this city to be in the midst of the lumber industry. The Lauter home became a center for discussions on women's suffrage, and many leaders in the cause, including Mrs. William Jennings Bryan and Dr. Anna Howard Shaw, were received here. Lauter made several architectural changes in the design of the home, the most

obvious being the addition of the circular extension on the east, to house a stairway. Lauter remained at this address until his death in 1932, after which it was purchased by the Knights of Pythias.

Butler - Newnam House  
620 East 13th Street  
1872-73



The Italianate porch has been lost but the cornice and some of the window surrounds remain on this Italianate residence built by Ovid Dyer Butler, son of the founder of Butler University, on land originally part of the latter's estate.

The younger Butler was employed in the 1860's and 70's as Deputy County Clerk. Later, he and Joseph T. Elliott formed Elliott, Butler & Company, an abstract of title firm. Butler followed the migration of many of his relatives to Irvington in the late 1870's; and in 1877, he sold the home to Elliott.

Elliott, who later became president of the Marion Trust Company (subsequently American Fletcher National Bank), used the home as rental property until 1888, when it was purchased by John N. Newnam.

Newnam was a streetcar conductor. He lived in the home about 40 years until his death in the 1920's.

Butler - Wallace - Vonnegut House  
630 East 13th Street  
1872



Originally an Italianate design, additions by various owners have substantially altered the appearance of this house. It was built for Chauncey Butler, son of Ovid Butler, who lived here only a few years before moving to Irvington when Butler University moved.

Ovid Butler re-acquired the property about 1878, and made a gift of it to the sons of his late daughter, Cordelia Butler Wallace. She had married William Wallace, son of former Governor David Wallace and brother of author Lew Wallace. The property was held by William Wallace in trust until his death in 1891.

The home was then purchased by Henry Schnull, who sold it to his daughter Nancy and son-in-law, Bernard Vonnegut. Vonnegut (1855-1908) was the first licensed architect in the State of Indiana. He helped establish Vonnegut & Bohn, a leading archi-

tectural firm in the city at the time. Vonnegut altered the house on the exterior and the interior. The exterior changes included the brick porch and solarium, a change in roof pitch and the dormers. The firm designed many prominent downtown structures, including the L.S. Ayres & Co. store, the John Herron Art Institute, and the Athenaeum. He remained in the residence until his death in 1908. Subsequently, Nancy Vonnegut lived here until 1923.

Shortridge - Voss House  
636 East 13th Street  
1872-73



The Italianate character of this house can be glimpsed in the bracketed cornice, window surrounds, and three-sided west bay. It was built by Abraham C. Shortridge. The porch to the west is a later addition.

Shortridge (1833-1919) came to Indianapolis in 1861 and worked for two years as principal of the Preparatory Department at North Western Christian University. He was the elected first Superintendent of the Indianapolis Public Schools, a post he held until 1874. At that time he became active in organizing the new School of Agriculture in Lafayette (now Purdue University). His poor health forced an early retirement in 1876, and he returned to this home to take up farming, eventually going completely blind by 1899. Shortridge High School is named in his honor. Shortridge left this address in the mid-1890's.

Tarquina Voss took up residence here in 1896. She was the daughter of Gustavus H. Voss, a lawyer and businessman. Miss Voss was considered quite a flamboyant character in the neighborhood as she lived for a time in Paris, and dressed in colorful clothes. She stayed here until her death in 1930.

Shortridge - Evans - McFarland House  
640 East 13th Street  
c. 1872



This three-bay Italianate house has been altered although not out of character. The original entrance in the westernmost bay has been changed with the addition of a leaded glass window, possibly added in 1895. The second floor windows above the entrance are the same width as the entrance opening. This emphasis is carried out above the roofline with the addition of a low pitched pediment. This home was also built by Abraham C. Shortridge.

At the time of its construction, Shortridge (1833-1919) was Superintendent of Indianapolis Public Schools. He left this post in 1874 when he went to Lafayette to begin organizing a new School of Agriculture (later Purdue University). Poor health forced him to leave this position in 1874. He returned to the home in Indianapolis and became involved in real estate via Shortridge, Hadley & Company. In his later years, as his sight failed, he took up farming. Shortridge High School was named in his honor.

From 1874 to about 1884 the home was also occupied by Abel Evans and his wife Allie. No information is available on these individuals, however, it appears they lived in the home at the same time as Shortridge.

The Shortridge family maintained the residence until 1894. During this time it was occupied by Walter Shortridge, a clerk, and Willard P. Shortridge, son of Abraham and a dentist by profession.

In 1895 the home was taken over by the McFarland family. Livinia and Sarah McFarland were both teachers. Sarah served as principal of Indianapolis Public School No. 5 while at this address.

Alfred H. Johnson moved into the residence in 1908. Johnson (1850-1929), was a federal employee most of his life, serving in the capacity of U.S. Deputy Collector of Customs at his retirement.

Vacant Lot  
644 East 13th Street



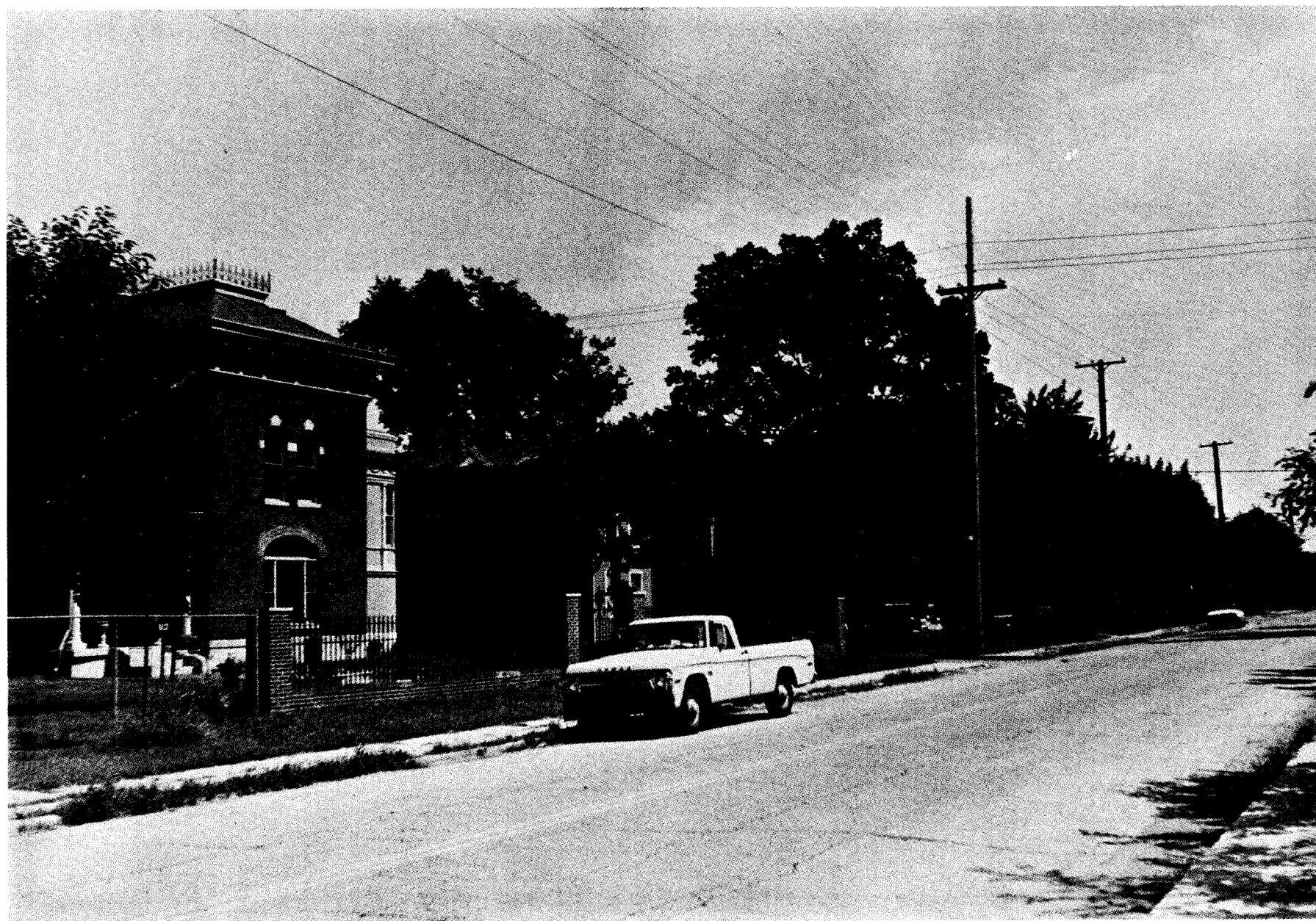
Cooper - Piercy - Anderson House  
648-50 East 13th Street  
1873



This frame Italianate house was built as a single family residence by John J. Cooper. It was converted into a duplex about 1914. The two-story porch on the north side may have been attached about the same time.

John J. Cooper (1830-1906) was a notable resident of the city. He came to Indianapolis in 1864, already a successful livestock dealer. He continued this business on a farm which later became part of Riverside Park. His local prominence grew out of his political activity. A staunch Democrat, he was an unsuccessful





Looking east along the north side of the 600 block of East 15th Street  
near the site of North Western Christian University





"Pottstown" seen from the east, at 15th and Alabama Streets

ful candidate for Marion County Sheriff in 1876. In 1882 and 1884, he was elected Treasurer of the State of Indiana. Following this he never again sought public office, but remained active in party affairs. In the business field he was president and manager of the Indianapolis Sentinel, and made that newspaper a financial success. Also interested in construction; he built the St. Clair Flats, the first modern apartment building in town, in 1900. He lived in the home until 1879 when it was purchased by John H. Piercy.

Little is known of Piercy beside the fact he served as Deputy Auditor of the State and secretary of the State Board of Equalization. He left this address in 1883.

In 1899, Charles Anderson, a carpenter, took up residence. He lived here only briefly, until his death. Anna B. Anderson resided here well into the 1920's.

Drew (1849-1906) began his business career as a coal merchant with Drew & Wasson Mining Company. Later, he gained prominence as a promoter and financier of railroads. With George N. Carterson, he built the Chicago, Indiana and Eastern Railroad as well as the town of Matthews, Indiana. He was interested in politics and served several terms in the City Council. His last listing at this address was in 1904.

The Barrett Moxleys resided here in the 1920's.

Cunningham & Co., Accountants  
140 East 14th Street  
c. 1940



William H. Patton House  
715 East 14th Street  
1924



Originally part of University Court, this simple frame bungalow is all that remains of the eastern part of that development. Most of University Court was demolished when I-65 was completed.

The house was built by William H. Patton, and he and his son occupied it until the former's death in 1954. Patton came to Indianapolis in 1889 and found work at a tailoring business. He subsequently learned the trade and owned at least three different shops, specializing in fitting the physically deformed and handicapped.

W. Blaine (Blondie) Patton, his son, was a sports writer for the Indianapolis Star. He became sports editor in 1921 and held that position 25 years. He is probably best known for originating the Indiana-Kentucky All-Star Basketball Game. He lived here until about 1949.

Matlock - Swift House  
716 East 14th Street  
1889-1890



The asbestos and aluminum cover the siding detail but some of the imbricated shingle on the tower is still visible on this Queen Anne house. It was built by Jessie E. Matlock as a rental unit.

The first occupant of the house was Lucius B. Swift (1844-1929). A lawyer and educator, he made a name for himself in the area of Civil Service reform. He became allied with the Civil Service Reform League, and was eventually elected its vice-president and a member of its council. The League was largely responsible for the passage of the Civil Service Law of 1883. Swift edited the Civil Service Chronicle and was the subject of an article by Meredith Nicholson "An American Citizen", which appeared in Scribners. He lived in the house until his death in 1929.

East 15th Street

Brosnan - Gavin - Alwes House  
211-15 East 15th Street  
c. 1892



This building, which as lost its porch, was probably Queen Anne in style. Little remains of the original character. A successful merchant, John Brosnan, built this as an income producing property.

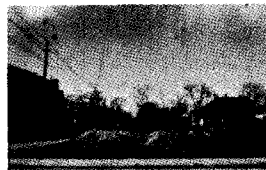
James L. Gavin occupied 211 from 1907 to 1918. Gavin (1876-1945) was a lawyer and partner in the firm Gavin and Davis, and later Gavin & Gavin. Also a businessman, he helped establish the Central State Bank and the Northwestern State Bank, and served as president of both.

While Gavin lived at 211, Charles H. Alwes was in residence at 215. Alwes came to Indianapolis in 1900. Originally from Jackson County, he represented that area in the state legislature. He was employed in Indianapolis as a bookkeeper for the Starr Piano Company. The Alwes family left this address in 1921.

Vacant Lot  
217 East 15th Street



Vacant Lot  
654-56 East 13th Street



Vacant Lot  
655-57 East 13th Street



East 14th Street

Drew-Moxley House  
101 East 14th Street  
1884-85



Now the site of Construction Digest, this modified Queen Anne style house was erected for Harry E. Drew.



Potts - Rhoads House  
221-25 East 15th Street  
c. 1910

These small structures, built as rental units, were also owned by Alfred Potts, who acquired a great deal of property along 15th Street.

One of the earlier residents was Robert B. Rhoads. Rhoads was Secretary of the F.E. Gates Marble & Tile Company, which is still in operations today. He lived here only briefly, until 1916.



"Pottstown"  
226-228 East 15th Street  
c. 1912

This Jacobethan Revival style structure was the residence of many prominent Indianapolis families during the early 1900's. Built by Alfred F. Potts, a local attorney, Pottstown became a haven for young marrieds just setting up housekeeping.

226 was the home, between 1915 and 1918, of Bowman Elder. Associated with his father in the real estate business, Elder (1888-1954) was a promoter of the construction of the Chamber of Commerce Building, and served as its manager beginning in 1925. He also managed the Fletcher American Building from 1932 to 1933. That same year he established his own firm. A World War I veteran, he was very involved with the American Legion. He held several positions, including National Treasurer from 1928 to 1933, and chairman of the committee which succeeded in establishing the national headquarters here. A strong Democrat, Elder was Treasurer of the Democratic State Committee from 1924 to 1926. Later in his life, he became president and director of Southern Indiana Railway, Inc., a post he held from 1940 until his death.

From 1918 to 1925, George C. Forrey, Jr. (1882-1954) resided at this address. In 1905, Forrey was employed by Breed and Harrison an investment securities firm out of Cincinnati. He became a partner in 1912 when the business was reorganized into Breed, Elliott and Harrison. Subsequently, he became head of the Indianapolis branch of the company. He remained with the firm until 1920. He held a variety of other positions in the business field, including vice-president of Fletcher American National Bank from 1923 to 1932, vice-president, director and member of the executive committee of Indianapolis Railway Inc., Chairman of the Board of Indianapolis Bond and Share Corporation from 1949 to 1954, and Director of Hooks Drugs.

Anton Vonnegut (1881-1964) was the first resident of 228 East 15th. Upon his graduation from Cornell University in 1905, he entered Vonnegut Hardware as manager of the machinery department. His department grew to the extent it became a separate business, Vonnegut Machine Co. At his death, he was vice-president and director of the Vonnegut Hardware Co. He lived here only from 1913 to 1915.

Beginning in 1918, this address served as the official residence of Thomas Riley Marshall (1854-1925). A lawyer by profession, Marshall's fame was established in Democratic politics. In 1908 he was elected Governor of Indiana, a position he held for one term before being nominated as Vice-President of the United States to run with Woodrow Wilson. Marshall served both terms with Wilson, from 1913 to 1921. After his tenure as Vice-President, he lectured extensively both at home and abroad. In 1922 he returned to Indianapolis and helped establish the law firm Marshall, McNagny & Clugston. For all his political notoriety, Marshall is probably best known for his quote, "What this country needs is a good five-cent cigar."

James L. Gavin (1876-1945) occupied the home from 1919 to 1925. A lawyer, he was associated with the firm Gavin & Gavin from 1900 to his death. Also involved in banking, he was a founder and later president of both Central State Bank and Northwestern State Bank.



De Waard House  
231 East 15th Street  
c. 1956

One of the more recent homes built in the Old Northside, this early ranch style house sits on the site of a former dwelling built in 1913. Mrs. Loreen De Waard a teacher at Howe High School, was the first resident of this new structure.



Potts - New - Hackleman House  
235-237 East 15th Street  
c. 1911

Another in a series of Jacobethan Revival Style doubles built by Alfred Potts, this structure now houses several apartments.

The E.M. Wiles family occupied the 235 side for many years beginning in 1912.

Harry S. New was an early inhabitant of 237, beginning residence in 1915. New (1858-1937) began his career as a journalist on his father's newspaper, the Indianapolis Journal, eventually becoming managing editor. He was an organizer of the Marion Club,

and began a lifelong involvement in politics in 1896 with his election to the Indiana State Senate. From 1907 to 1908 he served as Republican National Chairman. The high point of his political career occurred in 1917 when he was elected to the United States Senate. After his term in office was completed he was appointed Postmaster General by President Harding, a post he continued to hold under President Coolidge.

In 1919, Ward C. Hackleman (1891-1934) took up residence at 237. An insurance man, he was a partner in the Hackleman & Flynn Agency. He became general manager of Massachusetts Mutual Life Insurance Co. in 1916. He was a former president of the Indianapolis Association of the Life Underwriters and an active Republican throughout his life.



Potts - Elder - Frenzel House  
236 East 15th Street  
c. 1912

Constructed at the same time as 226-228 East 15th, this Jacobethan Revival home served as the residence of Alfred F. Potts, builder of Pottstown.

Admitted to the bar in Marion County while still underage, Potts (1856-1927) set up a practice specializing in criminal law with John L. Griffith. The partnership was dissolved in 1887. He was one of the founders of Consumer Gas Trust Co., an innovative concept in utilities at the time wherein subscriptions were bought and the company was controlled by a permanent board of trustees. This was the forerunner of Citizens Gas Company, which used the same practice. This technique, designed to control monopolization, was responsible for keeping gas prices in the city the lowest in the United States. A very influential member of the community, Potts was instrumental in securing for the city the Law Building, Claypool Hotel and the Board of Trade Building. He left this address in 1920.

Bowman Elder took up residence at this time. Elder (1888-1954) was a big name in local real estate circles. He managed both the Chamber of Commerce Building and the Fletcher American Building. An active member of the American Legion, he held several state and national offices and was instrumental in establishing the national headquarters here. He took an interest in politics and served as the treasurer of the Democratic State Committee from 1924-1926. In the public service domain he acted as Director of the Indianapolis Boys Club Association. Bowman resided here only two years, leaving in 1922.

From 1922 to 1924, Joseph C. Schaf, Jr. occupied the home. Schaf (1859-1930) came to Indianapolis in 1885 and operated the Maus Brewing Co. until it was sold in 1889. He subsequently became affiliated with the American Brewing Co., until 1917 when he left this line of work to become involved in hotel management. For 20 years he was director of the company which operated the Claypool.

In 1925, Otto N. Frenzel, Jr. took up residence at this address. A member of the family which operated Merchant's National Bank, he began work there as a clerk, eventually becoming president in 1945. In 1936 he was named president of the Indiana Trust Co., and later elected Chairman of the Board in 1945. Extremely active in business and civic organizations, he was director of, among others, the Pennsylvania Railroad, American States Life Insurance, Indianapolis Power & Light, Riley Hospital and the Chamber of Commerce.

Parsonage - Former Central Universalist Church  
320 East 15th Street  
c. 1897



The open gable and asymmetrical facade still show the basic Queen Anne style of the house, built as the parsonage for the neighboring church, although later alterations obscure the original siding. The first pastor to occupy the residence was Thomas S. Guthrie.

Before taking up the ministry, Guthrie had been involved in teaching and medicine. He served in the Civil War as a chaplain. In 1893 he became the President of the Universalist Convention of Indiana and served in this capacity until 1898.

In 1910 Frank D. Adams (1876-1962) became pastor at Central Universalist. A believer in free speech, his tenure became quite controversial when he allowed an anarchist to speak in the church. The subsequent outrage of the congregation forced his resignation. He left this post to become President of the Universalist Church of America from 1927 to 1931. He was also named a trustee of Lombard College and Meadville Theological School at the University of Chicago.

Spink Apartments  
418-32 East 15th Street  
c. 1910-15



The largest and one of the best examples of late Gothic Revival style, these apartments have an E-plan. The stone details with blank stone arches at the parapet, pilasters with gabelets and crenellated parapet are elements of the style found on other buildings in the neighborhood.

Vacant Lot  
512 East 15th Street



Budd - Luckett House  
516 East 15th Street  
1891



This Queen Anne house has an identical floor plan to the house at 520 E. 15th Street. The double gables are unusual as are the gables on the west side. It was built by Rush G. Budd.

Together with his father, Budd (1865-1936) operated a poultry business, the J.R. Budd Co., on Kentucky Avenue. In addition, he managed a farm in Rushville. Budd is only listed at this address until 1894.

In 1906, the Luckett family took up residence. Henry S. Luckett worked as a clerk at the Star Store, dealers in clothing and home furnishings.

Wade H. Luckett was employed as a bookkeeper at the Indianapolis Water Company. The family remained in the home until 1925.

Parsons - Breunig House  
520 East 15th Street  
c. 1899



Basically Queen Anne in design, this dwelling has undergone modifications to its porch, however the open front gable and double side gables relate it to 516 E. 15th Street.

The home was built for the Rev. James L. Parsons, a physician. His wife and daughters continued to reside at this address after his death until 1920.

Morris E. Breunig (1878-1951) occupied the home beginning in 1921. His career was spent in the insurance business, working as manager of that department for Peoples State Bank. He later opened his own agency, which he operated for 35 years. Breunig lived at 520 until his death in 1951.

Charlotte Baker House  
529-531 East 15th Street  
c. 1889-1899



This large Queen Anne-influenced double was built for Charlotte Baker, the widow of Conrad Baker, who had been Governor of Indiana from 1868 to 1872.

Her youngest son, Thaddeus R. Baker was born in the house. He served for twenty-five years as Treasurer of the E.J. Holliday Co. and as an Indiana State Legislator for two terms. He was active in civic organizations, and helped in the formation of the Indianapolis Symphony Orchestra. In addition, he was a member of the Republican Party, the Columbia Club and the Indiana Historical Society.

Smith - Ritter House  
614 East 15th Street  
c. 1897



Many notable features remaining on this excellent Queen Anne double, such as imbricated shingles, beveled glass, chimneys with decorative wall arches and original porch columns. It was erected by Wirt C. Smith. Smith apparently never lived in the home, but owned it as rental property.

Mary P. Ritter, a teacher, took up residence at 616 in 1912. She was the widow of Dr. Roscoe H. Ritter, a physician and professor at the Indiana University School of Medicine. He was also president of the Indianapolis Medical Society. Mrs. Ritter lived here until 1915.

Sarah A. Prather House  
715-17 East 15th Street  
c. 1905



Built as rental property by Sarah E. Prather, this structure is an example of a very simple Queen Anne style double. The original porch posts are lost.

Prather owned the structure until 1920, and during that time several tenants occupied it. These tenants were basically working class and very transient in nature.

Vacant Lot  
721-27 East 15th Street



Vacant Lot  
810 East 15th Street



The Ashland Apartments  
822 East 15th Street  
Burned out



## East 16th Street

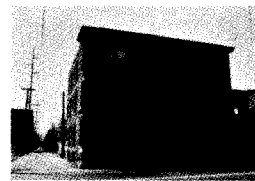
Good News Mission  
407 East 16th Street  
c. 1905-07



This small commercial structure, now a church, has been used for many different purposes. It was built by Robert O. McAllister, a physician, who lived next door at 405 E. 16th and used this building as his office.

The building was subsequently used by at least two other physicians. In the early 1920's, it was converted into a tailor's shop for Carr Brothers Company.

Whittier Apartments  
411 East 16th Street  
c. 1905-10



Emil Mantel Building  
655-663 East 16th Street  
1924



An early commercial strip built along 16th Street, this structure has housed a variety of businesses.

Its first tenants after its construction included the Grey Beauty Shoppe, the Henry H. Pang laundry, and a billiard parlor. Shortly thereafter the Indianapolis Tater Flake Co. is listed here. This firm specialized in the processing of "wholesale and retail tater flakes and mush."

Sablosky - Geis House  
807-809 East 16th Street  
1913



This structure was erected as income property by Michael Sablosky.

Tenants included Edward W. Geis, who moved into 807 in 1918. Geis worked as credit manager for Schloss Brothers Company, a men's and boy's clothing outlet. Geis lived here until about 1924.

Another resident was Karl Frommberg, "teacher of piano, harmony and voice," who occupied 807 beginning in 1927.

Salem P. Welman House  
825 East 16th Street  
c. 1903



Salem P. Welman built this house, a small bungalow, and lived here from 1904 until 1910.

Welman was a lawyer with offices in the Lemcke Building. He sold the home in 1910 to Samuel O. Ayres, a carpenter.





### 3. Land Use

The current use of land or property in the Old Northside reflects the developmental changes that have occurred here during the last century. It is not unlike most urban areas in its diversity of use. The majority of land is used for residential occupancy (49.9%) with single family use comprising 20.5%, two-family housing 3.7% and apartments 25.7%. Commercial use is largely adjacent to 16th Street and Pennsylvania Street and amounts to 10.9% of the usable land within the defined boundaries. Institutional use is spread throughout the area and totals 14.1%. No industrial uses are evident. However, demolition of deteriorated structures has combined with an absence of new construction to bring the total of vacant land to 25.1%.

Based on the consultant's mid-1978 surveys, the following general observations can be made: 48.3% of the commercial property use adjacent to or west of Delaware Street and 29.0% is adjacent to 16th

Street. 60.4% of all housing lies adjacent to Alabama Street and extends east to College Avenue. The land to the west edge of the Old Northside area is commercially oriented, land to the center is housing-oriented and 59% of the land east of College Avenue is vacant.

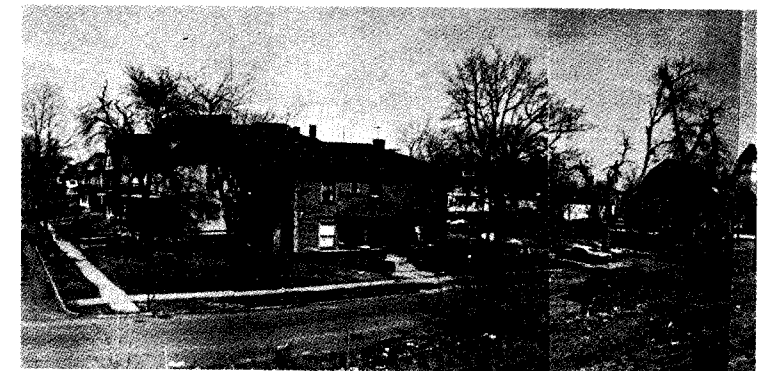
Commercial uses dominate land adjacent to 16th Street. Institutional use is scattered throughout the neighborhood. The land use map (page 101) identifies these areas.

### 4. Neighborhood Character

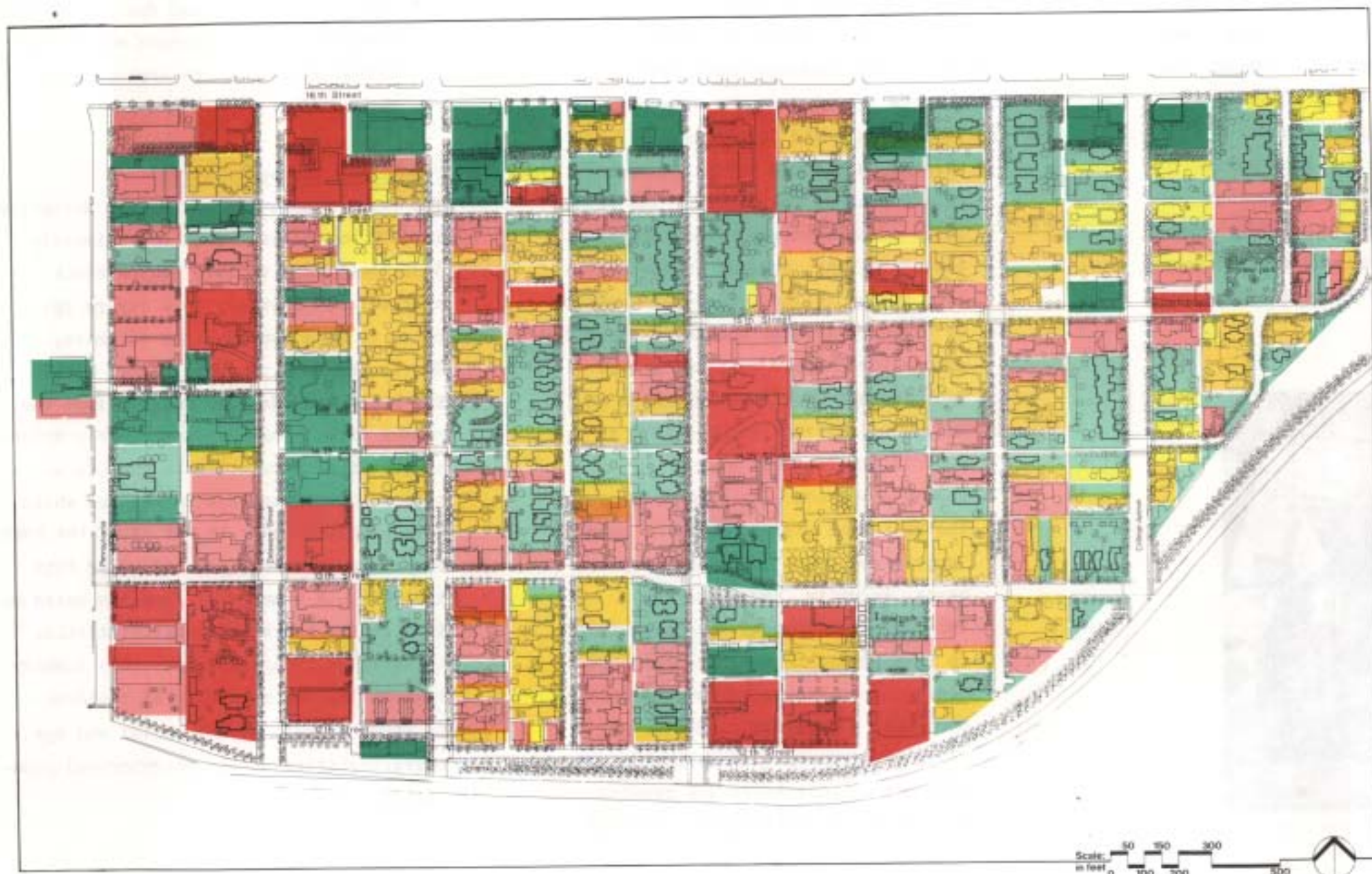
Two levels of observation become evident when observing the Old Northside. The first is that of the casual viewpoint. It only allows the observer to see what he expects. Wide avenues seem to be filled with heavy commuter traffic. Vacant lots suggest a deteriorating neighborhood. High density dwelling units suggest overcrowding and high crime rates. One deteriorating structure indicates that the whole block is declining. The casual observer wants to be



Vacant lots, 1400 block, North New Jersey Street



12th Street between New Jersey Street and Central Avenue



## 4.Land Use

### Old Northside Historic Area Preservation Plan

Indianapolis Historic  
Preservation Commission  
Schmidt/Claffey Architects Inc.  
Consultant

- Single Family ———— ■
- Two Family ———— ■
- Apartment ———— ■
- Commercial ———— ■
- Public; Semi-Public. ———— ■
- Open Space ———— ■

sure to lock his car if he has to stop in the area or speed on through on his way to somewhere else. The second viewpoint is from the involved observer. It allows him to relate to the history of the area and the original character of the neighborhood. He can look past minor difficulties like insufficient parking space to appreciate handcrafted Victorian details, spacious front porches, and large comfortable homes designed for people.



Frank W. Morrison House, 1245-47 North New Jersey Street

#### 5. Resident Polls and Survey Results

The following results summarize the polls and surveys taken at community meetings. The findings drawn from these surveys are included in the appendix.

- a. Between July and September, 1977, 36 persons in the Old Northside were interviewed on the street. The results of this survey, conducted by the consultant, suggest a wide diversity in population. Poor maintenance of the neighborhood and homes was cited as a major concern by those polled.
- b. Two community meetings were held in November, 1977 and in May, 1978 to solicit the resident perceptions of the neighborhood. At each meeting, the residents placed emphasis upon "spirit and pride", physical improvements, security, and education. "Minimal displacement" was also felt to be a primary concern of the residents. As a result of the community meetings, a steering committee of residents from the Old Northside and adjacent neighborhoods was created to make recommendations for the Old



Northside preservation plan. Social concerns and the need for residential development of land east of College Avenue were concerns emphasized by the residents.

#### 6. Population Characteristics

The total population of the Old Northside in 1970 was estimated at approximately 3792, according to 1970 census block statistics. However, this figure appears to be a conservative estimate, due to the fact that six blocks within the Old Northside were omitted from the census data. Today, general observations suggest that population in the Old Northside has decreased due to changes which have occurred there in the past nine years. These changes are discussed under Data Analysis. A summary of findings based on 1970 census block and tract statistics is included in Appendix C. This summary reviews the income levels of residents in 1970, as well as the racial and age characteristics of the neighborhood population.





Maintained   
 Renovated 

## 5. Renovated/ Maintained Property

# Old Northside Historic Area Preservation Plan

Indianapolis Historic  
Preservation Commission  
 Schmidt/Claffey Architects Inc.  
 Consultant

A population study of the Old Northside sponsored by the Division of Economic and Housing Development, Historic Landmarks Foundation, and Junior League (see above) is scheduled for publication within a short time. This study will serve as a data base for the development of housing programs for low and moderate income residents.

## 7. Housing and Buildings

### a. General Conditions

The Old Northside, according to the consultant's survey, shows the area has 321 structures, of which 93 are either two-family housing or apartments. A comparison of existing buildings with data collected from 1969 Sanborn Map Co. insurance maps shows that approximately 96 buildings have been demolished over the past 10 years in the Old Northside alone.

According to 1970 census tract block statistics, the structures then existing in the Old Northside area represented approximately 2668 dwelling units. There appears to be an error

in this figure, due to the fact that six blocks within the Old Northside were omitted from the published census.

The accompanying owner/renter occupancy map illustrates the location of owner-occupied, rental, vacant, and publicly-owned property in the Old Northside. This map is based on the plan consultant's survey findings.

A discussion of housing and occupancy characteristics, based on 1970 census statistics, is included in Appendix D.

### b. Exterior Building Condition

Building condition is the part of the Data Inventory used to determine areas of deterioration in a particular neighborhood. Each structure is evaluated as: A) sound, B) deteriorating-minor, C) deterioration-major, or D) sub-standard. Building conditions are determined through a procedure called a "windshield survey". The

survey considers only the primary structure (i.e. house, store, etc.) not the secondary structure (i.e. barn, garage, etc.). The windshield survey is a general evaluation of building condition based on observation from within a passing vehicle.

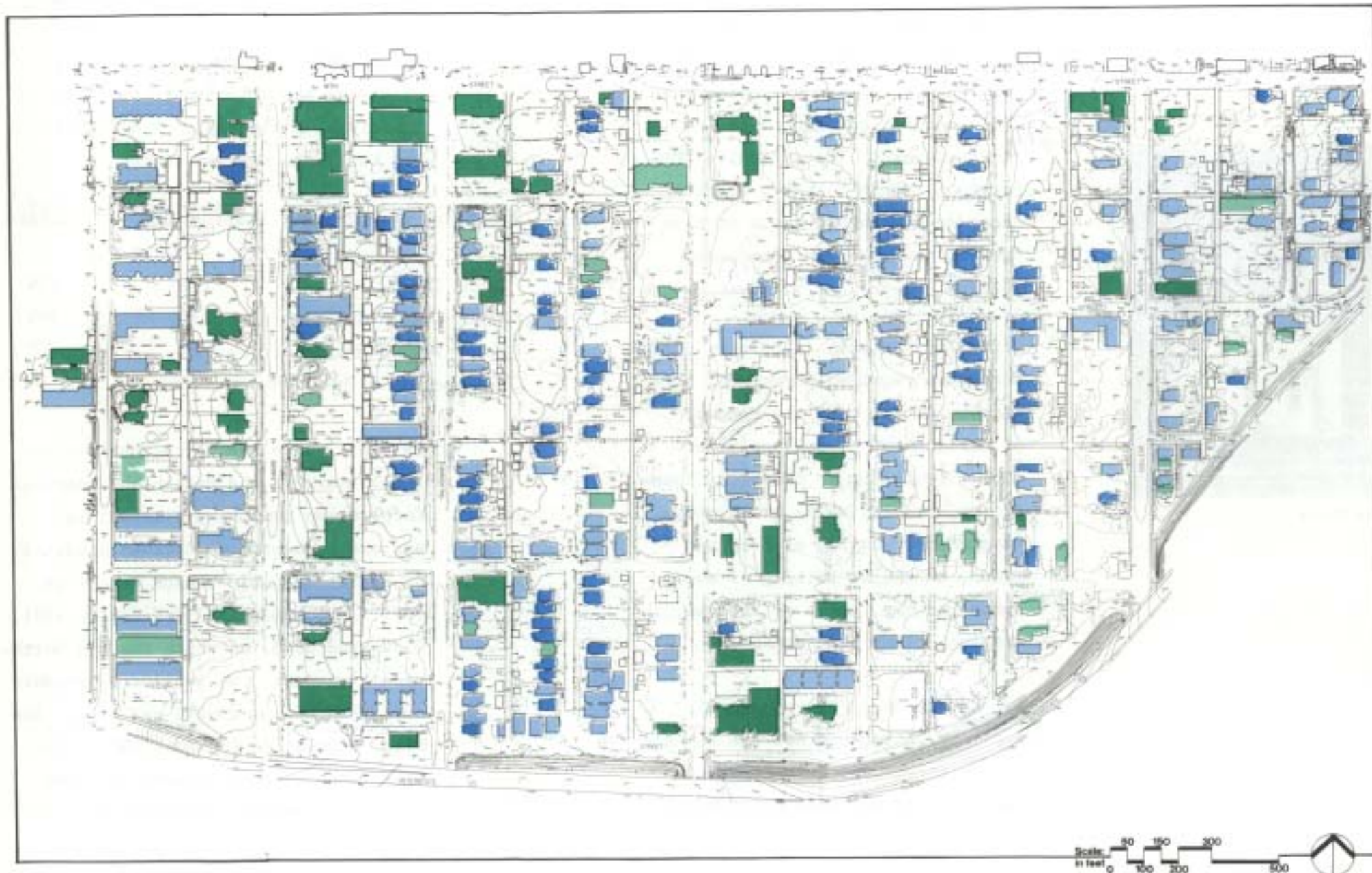
The windshield survey conducted by the plan consultant used the following criteria as set forth by the City's Division of Planning and Zoning to evaluate conditions in the Old Northside.

#### 1) Sound

Okay or needs "handyman" operations. A primary structure that is adequate for its use or could be made so with a few relatively simple maintenance operations. (i.e. requires paint with little preparation, small areas of concrete or masonry to be patched, a few shingles to be replaced, gutters to be patched or straightened)

#### 2) Deteriorating - Minor





## Old Northside Historic Area Preservation Plan

Indianapolis Historic  
Preservation Commission  
Schmidt/Claffey Architects Inc.  
Consultant

Owned \_\_\_\_\_ ■  
 Rented \_\_\_\_\_ ■  
 Vacant \_\_\_\_\_ ■  
     -Commercial  
     -Housing  
 Other \_\_\_\_\_ ■

### 6. Owner/Renter Dwelling Occupancy





The Ashland Apartments, 822 East 15th Street

Lack of maintenance resulting in deterioration of the building. A primary structure that appears structurally stable, yet requires maintenance involving considerable time, effort, and materials. (i.e. requires paint with extensive preparation, porch slightly leaning, doors or windows in state of disrepair, new roof surface needed, gutters falling off or missing.)

3) Deteriorating - Major Hazardous Neglect. A primary structure that requires structural correction and/or complete renewal or replacement of surface materials. (settling or crumbling foundation, leaning walls or chimneys, exaggerated sagging of roof and floor, extensive rotting of wood, loose masonry, doors or windows missing, minor fire damage)

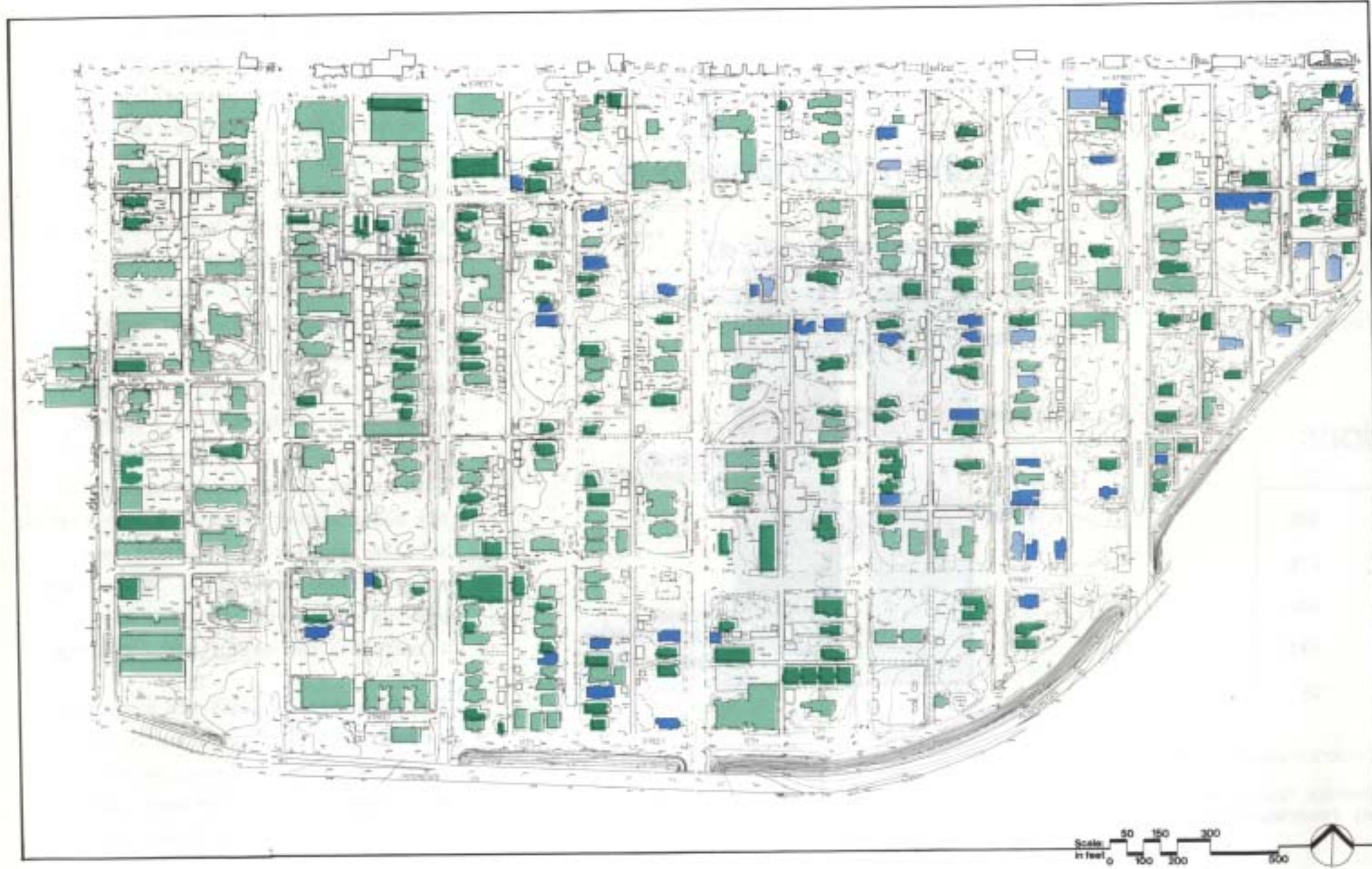
4) Substandard - Beyond Repair  
A primary structure not fit for use due to structural deterioration (sections of walls or roofs missing,

extensive fire damage, more than one major structural deterioration.)

The accompanying exterior building condition map illustrates the plan consultant's findings. A total of 318 buildings were evaluated:





Building Conditions	Number of Structures	% of Total
Sound Conditions	136	43%
Minor Deterioration	127	40%
Major Deterioration	37	11%
Substantially Substandard	18	6%

In addition to the consultant's windshield survey, the Health and Hospital Corporation conducted a structural and environmental conditions study of 92 Center Township census tracts in 1977. The study included tracts 3531, 3532, and 3533, of which the Old Northside is a part. No smaller geographic area than census tracts was used. The study results showed that 50% of the structures in these tracts suffered major deterioration and only 5% were



# Old Northside Historic Area Preservation Plan

Indianapolis Historic  
Preservation Commission  
Schmidt/Claffey Architects Inc.  
Consultant

Sound \_\_\_\_\_   
Minor  
Deterioration \_\_\_\_\_   
Major  
Deterioration \_\_\_\_\_   
Substantiated  
Substandard \_\_\_\_\_ 

## 7. Exterior Building Condition

# General Environmental Conditions

	3531	3532	3533
Poor	26%	21%	11%
Moderate	19%	10%	10%
Minor	18%	22%	6%
Good	37%	47%	73 %
Rank*	39	75	78

Health and Hospital Corporation Environmental Conditions Study

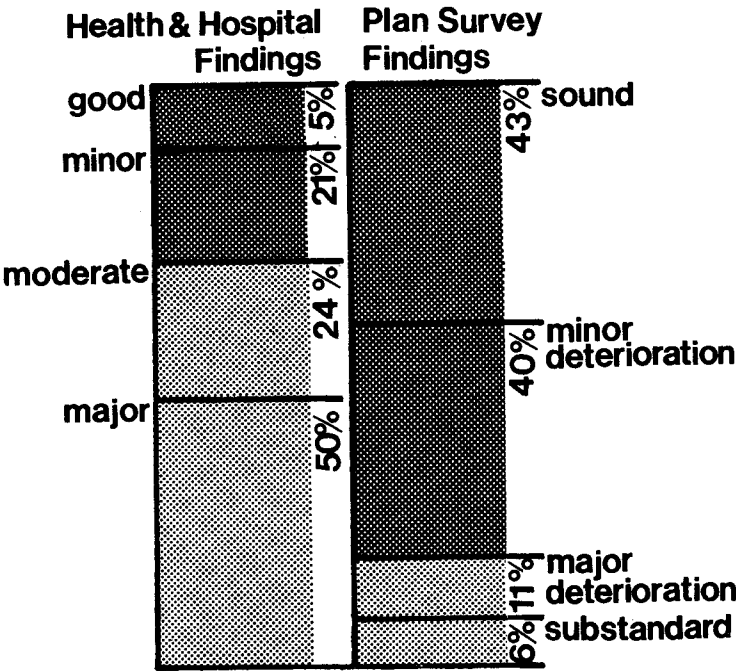
# Housing Structural Conditions

	3531	3532	3533
Major	37%	49%	53%
Moderate	12%	36%	17%
Minor	41%	10%	10%
Good	10%	5%	20%
Rank*	46	85	46

Health and Hospital Housing Deterioration Study

\*Study Area Consisted of 91 Census Tracts in the 1977 Community Development Program-Matic Area

# Survey Comparisons



identified as good or sound.

The use of random sampling in the Health and Hospital survey and the difference in the surveyors' perception from that of the plan consultant are possible reasons for the discrepancy between the two surveys. The Health and Hospital Corporation study was composed of random sampling, while the plan consultant's study included every structure in the Old Northside. In addition, discrepancies may have arisen because the Health and Hospital Corporation study covered a larger area, including structures north of 16th Street. This latter area possibly has a higher level of deterioration, a higher density of residents, and smaller frame structures. The accompanying structural condition map illustrates the consultant's findings.

The following comments are supported by both studies. Buildings to the west, along Pennsylvania, Delaware, and Alabama, are in the best condition. There is a steady decline in

the general condition of the buildings to the east. The general public's perception of these structures is that they seem to be in worse condition than they actually are, which is due in part to the general "run-down" condition of the area. Grass growing in the streets and curbs, tall weeds in the vacant lots, and a general neglect in building repairs tend to project a negative image.



#### 8. Existing Zoning Regulations

Zoning Ordinances regulate the uses of land within a determined district. The area within the Old Northside is currently divided into residential (D-8) and commercial districts (C-1, C-3, C-4). The residential area composes 90% of the available land area while the commercial districts total 10%. The approximate areas are shown on the zoning map. The following paragraphs briefly describe the characteristics of each zoning district which affects the area within the Old Northside boundaries. Zoning district regulations presented in the text are only a partial listing of the Zoning Ordinance; thus the current adopted regulations should be consulted for specific definition or development controls.

##### a. Dwelling Districts Zoning Ordinances

###### 1) D-8 Dwelling - 8

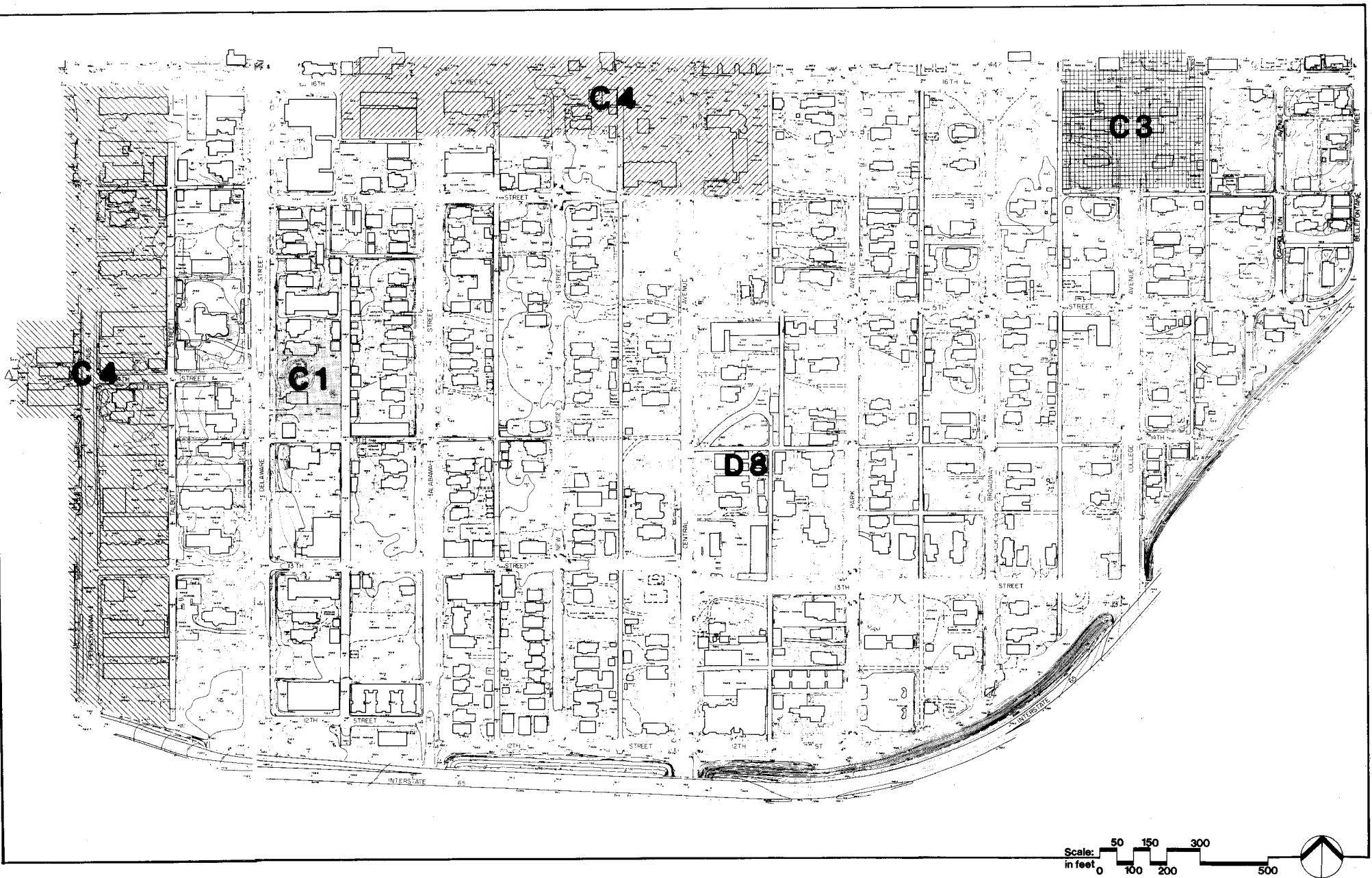
- a) The D-8 district is a special district permitting all residential classifications from single family to high-density low rise multi-family, and

requiring all amenities of the D-7 district.

- b) Typical Density: 20-26 units/gross acre
  - c) Floor area ratio:\* 0.60
  - d) Minimum frontage: 30 ft.
  - e) Minimum rear yard: 15 ft.
  - f) Minimum side yard: less of 20% of project width or 15 ft., but not less than 4 ft.
  - g) Maximum Height: 35 ft.
- b. Commercial Zoning Ordinances
- 1) C-1 Office Buffer District
    - a) Exclusive office district (including certain public and semi-public uses)
    - b) Used as transitional use or buffer between residential uses and more intense commercial uses.
    - c) Also located along certain thoroughfares as a transition from residential to non-residential use.

\*Floor Area Ratio (FAR) is defined as the total Floor Area of all stories of all buildings within the project divided by Land Area.





# Old Northside Historic Area Preservation Plan

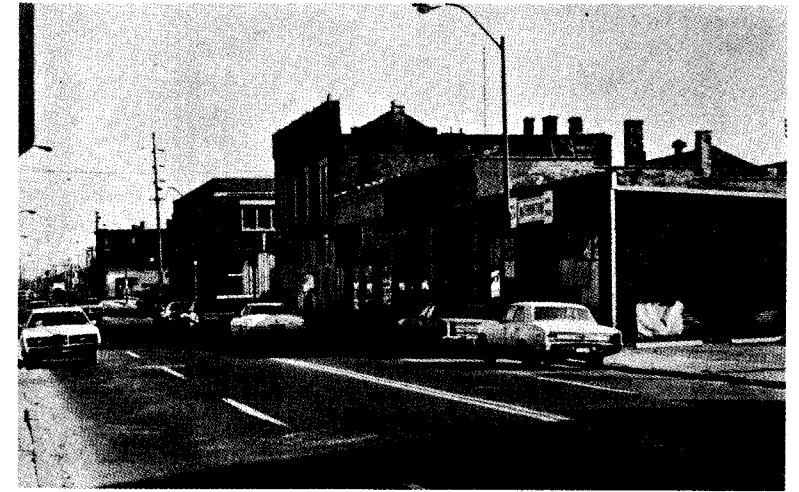
Indianapolis Historic  
Preservation Commission  
Schmidt/Claffey Architects Inc.  
Consultant

## 8.Zoning



- d) Minimum frontage: 25 ft.
  - e) 50 ft. building height maximum
  - f) Yards: side-8 ft. rear - 10 ft.
  - g) 15 ft. setback (side or rear) where adjacent to a residential district
- 2) C-3 Neighborhood Commercial District
- a) Permits a complete range of indoor retail sales, personal, professional and business service uses for a neighborhood.
  - b) Most C-1 uses are permitted; also gasoline service stations with restrictions. Carry-out food establishments, or restaurants are permitted; however, does not permit outdoor tables and/or seats.
  - c) No single establishment shall exceed 30,000 sq ft.
  - d) Minimum frontage: 25 ft.
  - e) 35 ft. building height max.
  - f) Yards: side - 0 ft.; rear -

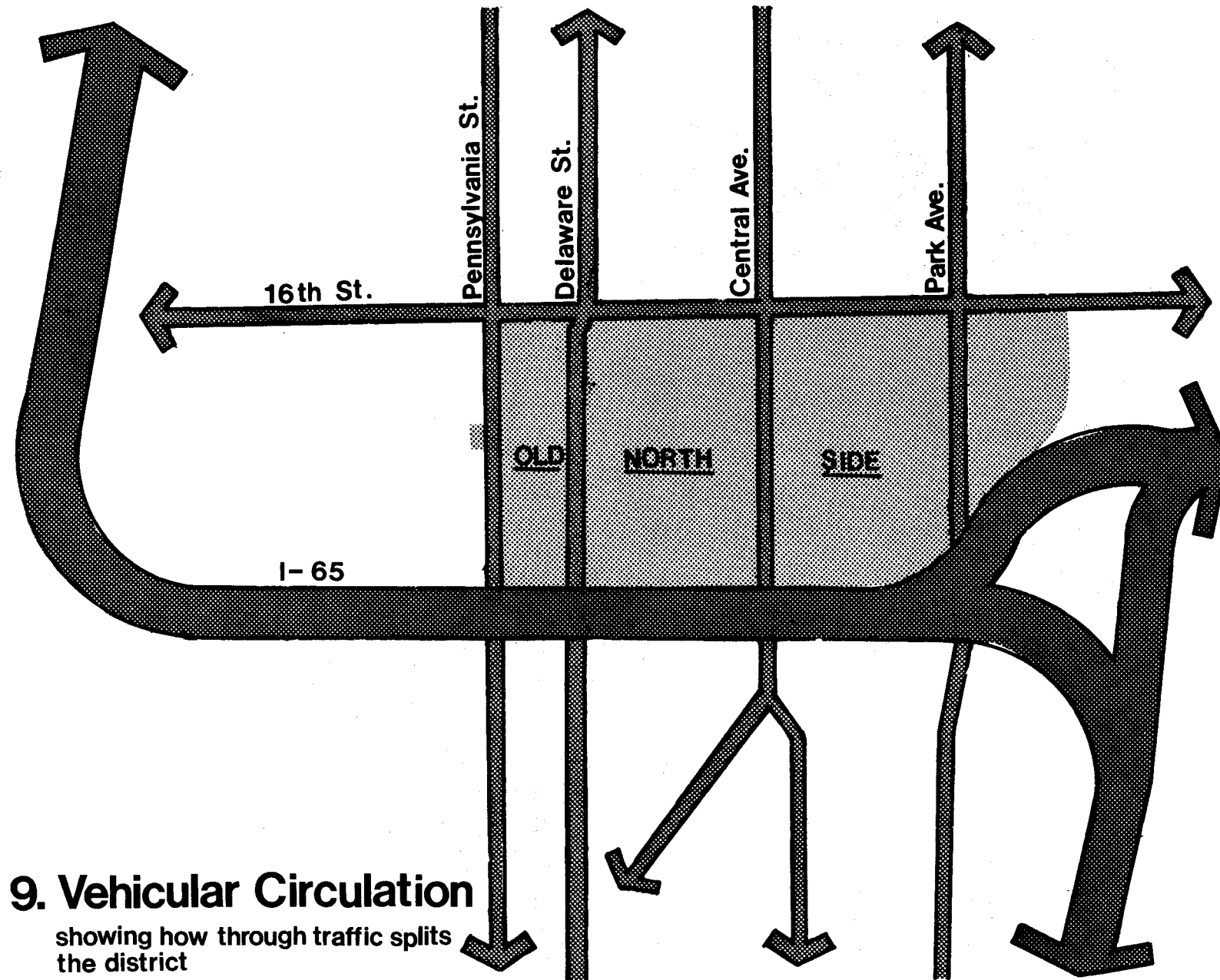
- 0 ft.; 20 ft. setback (side or rear) where adjacent to a residential district.
- 3) C-4 Community-Regional Commercial District
- a) Permits major business groupings and regional shopping centers.
  - b) Permits most C-1 and C-3 uses as well as department and discount department stores. Limited outdoor activities permitted. Heavy traffic generators require excellent thoroughfare access.
  - c) Minimum frontage: 25 ft.
  - d) 65 ft. building height maximum; provided however, that within 200 ft. of a residential district, the maximum height shall be 35 ft.
  - e) Yards: side - 0 ft.; rear - 0 ft.; 20 ft. setback (side or rear) where adjacent to a residential district.



Commercial uses along 16th Street



Apartment buildings in the 1300 block of North Delaware Street



## 9. Transportation

### a. Vehicular Circulation

I-65 forms the northern (east-west) leg of the inner loop interstate transportation system. I-65 carries traffic east to I-70 and northwest out of the city. And to and from I-65 is directly adjacent to the Old Northside neighborhood. While this is a benefit to the residents, it also increases the quantity of traffic through the neighborhood. The interchange access points are located at Delaware Street (eastbound I-65) and Pennsylvania Street (westbound I-65). Exits from the interstate are located for Pennsylvania, Illinois, and Meridian Streets.

- 1) Four primary arterials running north-south (Pennsylvania & Delaware Streets, College and Central Avenues) within the Old Northside carry high volumes of traffic through the neighborhood from the far north

side of the city to the downtown. Pennsylvania Street and Central Avenue (southbound) carry average daily traffic volumes of 19,000 and 12,000 respectively. College Avenue and Delaware Street carry average daily traffic volumes of 9,000 and 17,500 respectively. Coincidental to this flow is the east - west traffic of Sixteenth Street, which is also designated as a primary arterial thoroughfare. The traffic of Central Avenue creates a division between the residential areas, while, College, Pennsylvania, and Delaware Streets carry traffic along the perimeter.

With the opening of I-65 to the northwest, some relief from commuter traffic was provided to the area's north and southbound streets. However there is no high speed

expressway from downtown directly north or northeast. Traffic takes the path of least resistance. Sharing a portion of the burden are Meridian and Illinois Streets and Capitol and Senate Avenues located to the west of the Old Northside. Within the Old Northside, Delaware and Sixteenth and Pennsylvania Streets have adapted to the higher volume of traffic. The remaining arterial thoroughfares penetrate through low density residential properties. The qualities desired in residential living are in conflict with the high volume, high speed traffic. Therefore, modifications in traffic flow are proposed.

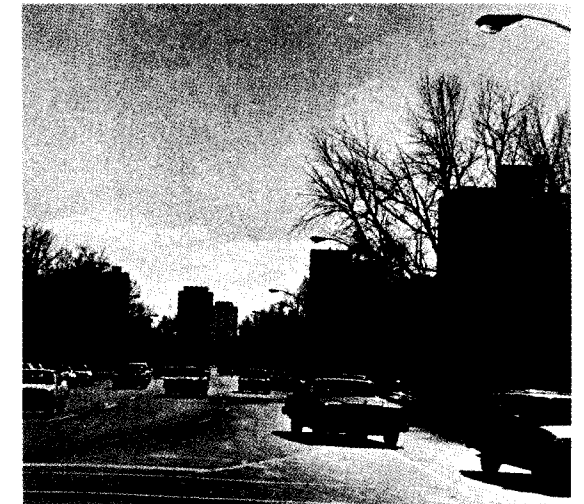
## 2) Cross Traffic

The only expedient way to travel east to west within the area is by first going to Sixteenth Street. The total effort of going from east to west is difficult. The use

of one-way streets and the nature of the staggered streets are the prime contributors to the difficulty of traveling from east to west within the area.

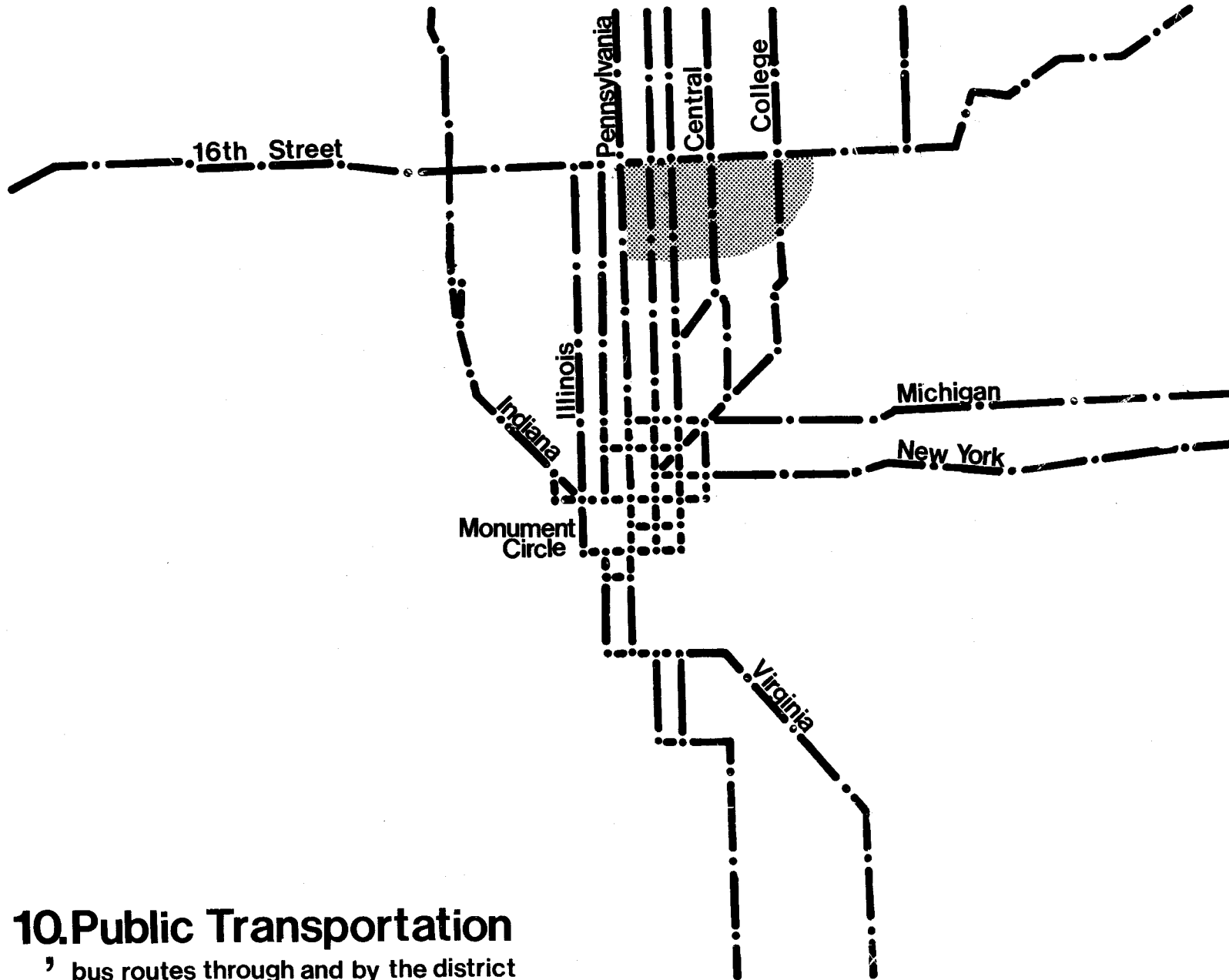
## 3) Parking

Residential parking is typically along the street curbs. Some garages do exist in the residential areas, but are not typically utilized. Off street parking is available for some businesses.



## 10. Public Transportation

' bus routes through and by the district



### b. Public Transportation

Four "Metro" bus lines serve the Old Northside and the adjoining areas.

Bus route "(2) Central" travels from Monument Circle north to 30th Street and then zigs and zags northeast. Bus Route "(17) College" travels from Monument Circle north to Broad Ripple then directly east to Glendale Shopping Center.

Bus route "(18) North Meridian" travels from Monument Circle north to a variety of destinations including Butler University, St. Vincent Hospital, 71st Street, 9500 Meridian Street, Lafayette Square, etc.

Bus route "(19) Delaware- Central" travels from Monument Circle North on Delaware Street to 52nd Street, directly east to Keystone Plaza, returns via 46th Street to Central and back to the circle.

## 10. Public Utilities

### a. City Steam

"City steam" is currently supplied to residences in the neighborhood. The cost of producing steam is on the increase. The supplier of city steam, The Indianapolis Power & Light Company, would prefer not to be engaged in producing steam for residential customers. However, the existing commitments will be honored.

### b. Gas

Gas service is available by the supplier, Citizens Gas and Coke Utility, although certain restrictions are attached to commercial gas uses. Any resident or business currently enjoying a gas service can continue to do so.

Buildings which are converted to other uses may also remain on gas.

### c. Electric

Electric power supply lines, maintained by the Indianapolis Power and Light Company, are above-grade. Street lighting is adequate in all but a few locations.

### d. Solar Power

An abundant unused source is solar heat,

either in passive or active systems.

### e. Water

The supply is adequate and is provided by the Indianapolis Water Company.

### f. Sewers

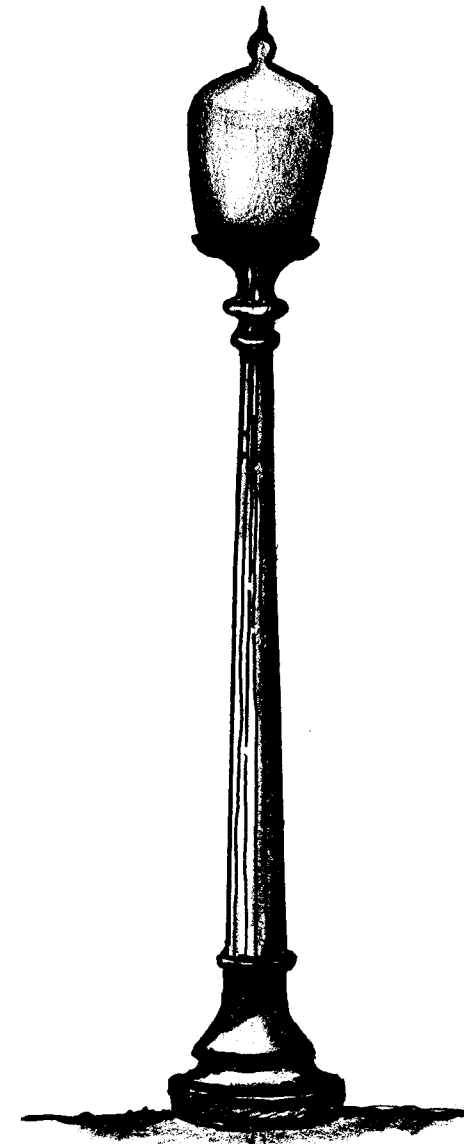
The existing system is a combination storm/sanitary single pipe system. The pipe size is adequate except at times of heavy rain. Separation would be appropriate and desirable, but it is doubtful the single pipe system will ever be converted to a two pipe system.

### g. Telephone

The system supplied by the Indiana Bell Telephone Company is presently adequate and is flexible enough to be expanded to suit the needs of the neighborhood.

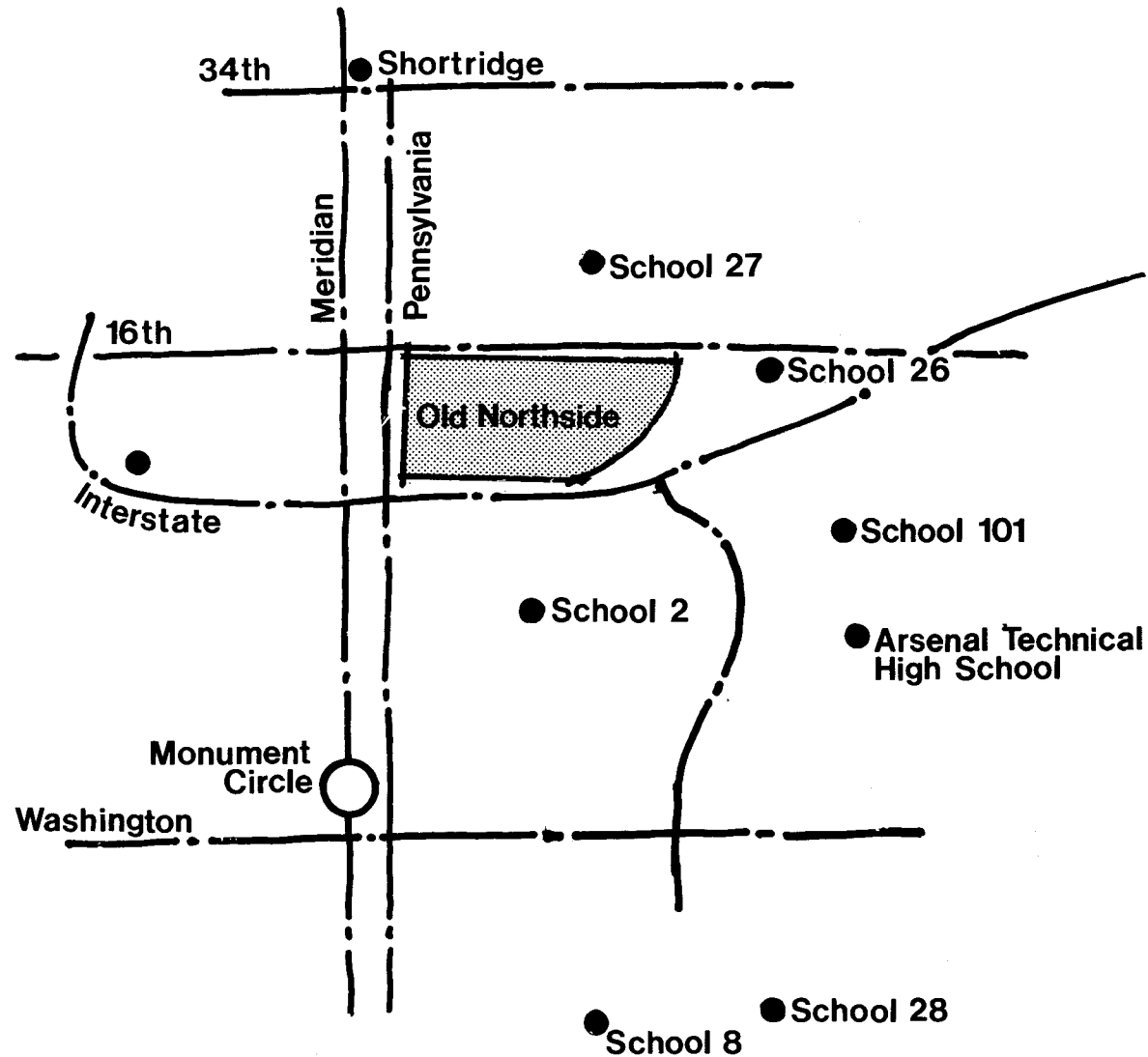
## 11. Education

A major determinant for families choosing a neighborhood in which to live, is the existing quality of education to be found there. Currently, children of families residing in the Old Northside go to three different elementary schools (School 2, 27, and 8), three different junior high schools (School 26, 101, and 28), and



Sketch of light standard used in Old Northside during the 1920's





## 11. Schools Serving the District

three different high schools (Arsenal Technical, Shortridge and Crispus Attucks.) A review of these schools serving the Old Northside is included under Appendix E. This plan does not attempt to evaluate the quality of education, but rather review school boundaries and racial characteristics.

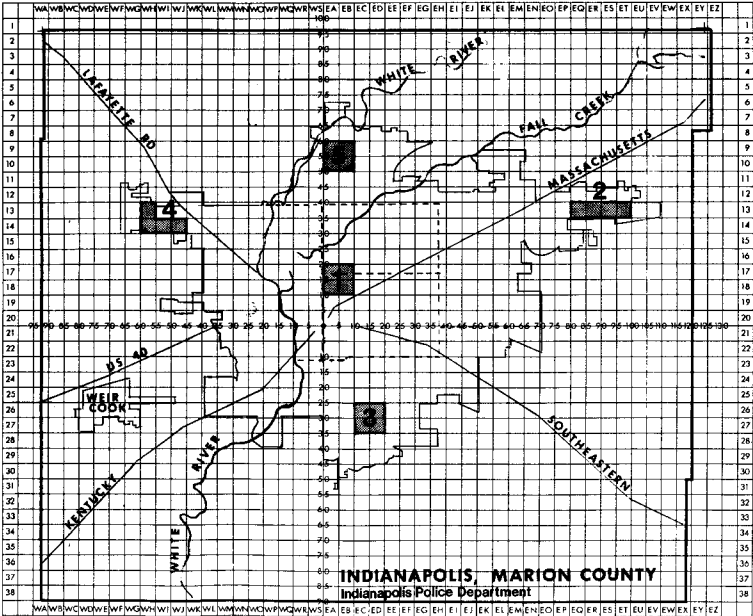
### 12. Crime

The perception of a high level of crime is a major deterrent to living in central city neighborhoods. In 1974, prior to the beginnings of revitalization in the Old Northside, crime was approximately 10 to 15 times higher in the central city than in the four suburban areas noted below.

Based upon 1974-78 Indianapolis Police Department statistics, crime levels in the Old Northside declined at a greater rate than those for the city. Examples include robbery, showing a reduction of 37% in the Old Northside and down 17.9% for the city; burglary, down 40.1% in the Old Northside and down 20.9% for the

city; vehicle theft, down 50.4% in the Old Northside and down 15.5% for the city; rape, down 60.9% in the Old Northside and down 15.5% for the city; vehicle related larceny, down 14.6% in the Old Northside and up 57% for the city; and vandalism, showing an increase of 1.7% in the Old Northside and an increase of 29.2% for the city. See accompanying map and chart.

12.Crime Study Areas



Crime Statistics

	1974		1975		1976		1977		1978		74 - 78
	#	%	#	%	#	%	#	%	#	%	% Change
AREA 1 - THE OLD NORTHSIDE PLUS 16th - 20th Street.											
Robbery	138	6.0	167	5.5	134	5.9	106	5.3	87	4.6	-37.0
Burglary	304	2.7	375	2.9	248	2.3	186	2.1	182	2.0	-40.1
Vehicle Theft	129	2.9	114	2.5	103	2.4	65	1.7	64	1.7	-50.4
Vehicle Related Larceny	130	2.5	152	1.8	179	1.8	131	1.6	111	1.4	-14.6
Rape	23	7.3	20	5.8	16	5.0	9	2.6	9	2.7	-60.9
AREA 2											
Robbery	17	0.7	15	0.5	34	1.5	21	1.0	31	1.6	+82.4
Burglary	59	0.5	45	0.4	105	1.0	125	1.4	114	1.3	+93.2
Vehicle Theft	32	0.7	38	0.8	48	0.5	26	0.3	32	0.4	+ 0
Vehicle Related Larceny	45	0.9	80	1.0	81	0.8	46	0.6	61	0.8	+35.6
Rape	5	1.6	4	1.3	0	0	3	0.9	2	0.6	-60.0
AREA 3											
Robbery	6	0	28	.9	21	0.9	10	0.5	14	0.7	+133.3
Burglary	191	1.7	190	1.5	191	1.8	70	0.8	102	1.1	-46.6
Vehicle Theft	40	0.9	61	1.3	26	0.6	45	1.2	43	1.2	+ 7.5
Vehicle Related Larceny	61	1.2	105	1.3	74	0.8	61	0.8	66	0.8	+ 8.2
Rape	8	2.5	2	0.6	9	2.8	8	2.3	4	1.2	-50.0
AREA 4											
Robbery	9	0.4	23	0.8	7	0.3	16	0.8	22	1.2	+144.4
Burglary	163	1.4	195	1.5	138	1.3	96	1.1	106	1.2	-35.0
Vehicle Theft	22	0.5	24	0.5	38	0.9	42	1.1	31	0.8	+40.9
Vehicle Related Larceny	45	0.9	102	1.2	137	1.4	91	1.1	115	1.4	+155.6
Rape	1	0.3	1	0.3	2	0.6	1	0.3	3	0.9	+200.0
AREA 5											
Robbery	10	0.4	18	0.6	11	0.5	19	0.9	20	1.1	+100.0
Burglary	129	1.1	175	1.4	86	0.8	73	0.8	57	0.6	-55.8
Vehicle Theft	19	0.4	16	0.3	32	0.8	17	0.4	19	0.5	+ 0
Vehicle Related Larceny	22	0.4	41	0.5	61	0.6	51	0.6	87	1.1	+295.4
Rape	1	0.3	0	0	0	0	4	1.1	3	0.9	+200.0
CITY											
Robbery	2311		3018		2265		2001		1897		-17.9
Burglary	11418		12840		10556		8826		9037		-20.9
Vehicle Theft	4406		4624		4216		3820		3722		-15.5
Vehicle Related Larceny	5155		8277		9803		7970		8094		+57.0
Rape	314		344		323		347		338		+ 7.6

# - number of occurrences in the area  
% - percentage of city total the area contributes

These statistics were gathered from five areas of the city as a basis for comparison. Each area contains the same land area, but not necessarily the same density of population.

- a. Area 1 has north/south boundaries that extend from 20th Street to 10th Street and from Meridian to Arsenal Avenue. This encompasses a larger area than just the Old Northside.
- b. Area 2 is located in the suburb of Lawrence.
- c. Area 3 is located just north of Garfield Park on the city's southside.
- d. Area 4 is located to the Northwest, just off Lafayette Road. The area is not fully developed.
- e. Area 5 is located adjacent to North Meridian Street at approximately the 5000 block.

It is important to note that new residents tend to take thoughtful precautions for the detection of personal crime. The intent of the comparison of the 5 areas is to deal with perception

vs. reality. It should be pointed out that the variations in population density of the five areas may distort the figures used somewhat.

### 13. Financial Assistance and Incentives

Increased emphasis is being placed on central city revitalization and preservation at all levels of government. The following is a list of Federal, State, and local programs which support the efforts of historic preservation, succeeded by a list of programs which deal with social issues, specifically housing.

- a. The U.S. Department of the Interior's Historic Preservation Grants-In-Aid for Acquisition and Development Projects is a matching grants program, administered in Indiana by the Division of Historic Preservation of the Indiana Department of Natural Resources and created to protect and preserve historic properties. Grant applicants can be individuals, public and private organizations, and non-federal units of government who are owners of properties listed in the National

Register of Historic Places.

- b. The National Historic Preservation Fund, sponsored by the National Trust for Historic Preservation, a semi-public corporation chartered by Congress, provides low interest loans to non-profit or public member organizations to help them establish a revolving fund for improving properties which are on the National Register.
- c. Consultant Service Grants, provided by the National Trust for Historic Preservation on a matching basis, are for member non-profit organizations to pay consultants for advice on preservation problems. Grants can go up to \$3000.
- d. Tax Reform Act of 1976  
Section 2124 of the act, "Tax Incentives to Encourage the Preservation of Historic Structures," provides several new incentives for rehabilitating tax-depreciable, or income-producing properties. The new section allows for the accelerated

depreciation or amortization of rehabilitation expenditures over a 5-year period for National Register properties, properties in a National Register historic district that are certified by the Secretary of the Interior as being significant to the district, or for properties located in historic districts designated under a statute of the appropriate State or local government.

Rehabilitation must also be "certified" to assure conformance with the "Secretary of the Interior's Standards for Rehabilitation" (see Design and Development Standards, Section VIII). A taxpayer who substantially rehabilitates a certified income-producing historic structure, such as an apartment house, will be permitted a more advantageous method of depreciation. The law also disallows deductions for demolition of certified historic structures and disallows accelerated depreciation for properties erected on a site previously occupied

by a historic structure on or after June 30, 1976. Finally, the act provides that a deduction is allowed for the contribution to a charitable organization or a governmental entity exclusively for conservation purposes of (1) a lease on, option to purchase, or easement with respect to real property of not less than 30 years' duration or (2) a remainder interest in real property. Since the Old Northside is listed in the National Register as an historic district, any owner of an income-producing historic property in the district is eligible for Tax Reform Act benefits.

- e. The Federal Housing Administration (F.H.A.) Title I Home Improvement Loan Program has been expanded to include Historic Preservation Loans for single and multi-family residential structures eligible for or on the National Register of Historic Places. Loans are made at the current market interest rate not to exceed 12% for \$15,000 per dwelling unit and \$45,000 per structure with 15 years to pay.

Community Development Block Grant funds may be used to subsidize the interest rate. Before a Historic Preservation Loan can be made, a description of the proposed improvements must be sent to the State Historic Preservation officer for review to ensure that improvements do not conflict with the guidelines for rehabilitation specified by the U.S. Department of the Interior. Loans are made by FHA-approved lending institutions. However, although the program is available, the financial institutions in Indianapolis have not participated in it to date.

- f. The Old Northside Revolving Fund, operated by Historic Landmarks Foundation of Indiana and the Junior League of Indianapolis, was created to purchase, stabilize, and then resell deteriorated and vacant structures in the Old Northside. The Fund is currently playing an active role in revitalizing the area.

The following programs provide housing assistance loans and grants for the rehabilitation of existing dwellings and mortgage insurance loans for home ownership. Not all of the programs listed are currently active at the local level.

a. The Community Development Block Grant program, aimed at the revitalization and/or redevelopment of economically-depressed urban areas, is responsible for funding a variety of housing assistance programs for low to moderate income residents. Many of these programs are administered and operated by the City of Indianapolis Division of Economic and Housing Development, Department of Metropolitan Development. Application for the Block Grant is made annually to the U.S. Department of Housing and Urban Development. Programs funded through the Grant which may be used in the Old Northside include the following:

--Low interest loan and grant program for housing rehabi-

litation provides rehabilitation capital primarily for correcting code violations at a 3% interest rate for loans and at a \$7,500 limit per dwelling unit for grants, which are restricted to answering code violations.

b. Section 312 Loan Rehabilitation Program is administered by the U.S. Department of Housing Urban Development (HUD) and is operated locally by the Division of Economic and Housing Development in conjunction with the loan and grant program funded by Community Development funds. The maximum loan amount for the 312 program is \$27,400 per residential dwelling unit or \$100,000 for non-residential properties. Loans bear an interest rate of 3% for 20 years.

c. Section 8 Substantial and Moderate Rehabilitation is a HUD-administered, direct rental supplement to the property owner or developer who undertakes

multi-family housing rehabilitation. Section 8 funding facilitates recovery of costs incurred by rehabilitation by subsidizing the fair market rent (determined by H.U.D.) which the property owner would otherwise assess the tenant. The difference between the substantial and moderate Rehabilitation Programs is that the Substantial Rehabilitation requires more capital expenditures and therefore, receives a longer term rental contract from HUD.

d. Section 221d (2) home ownership program for moderate income families provides a single family with a mortgage limit of \$31,000 and up to \$42,000 for large families in high cost areas.

e. One to four family home mortgage insurance (section 203 b) facilitates home-ownership and the construction and financing of housing. HUD administers the program and insures commercial lenders up to 97% of the property value up to 30 years.

f. The following programs have been created and are operated by the Indianapolis Division of Economic and Housing Development. Most of the funding for these programs comes from Community Development monies.

--The Housing Revolving Fund Program, created to remove the blight caused by vacant, deteriorated housing, involves the City in the real estate market. Structures are bought, rehabilitated, and then resold in the housing market.

--The Urban Homesteading Program provides eligible lower income individuals with the opportunity to own vacant, HUD-reposessed houses. The structure must be made habitable within six months and brought up to code standards within one year. Violation of these conditions results in the ownership of the property reverting to the City.

--Emergency Home Repair and Paint-Up/Fix-Up programs are part of the Community Development Program, operated through the Division of Economic and Housing Development on a neighborhood level. These two programs deal with minor housing improvements for low and moderate income and elderly families. They differ from the Rehabilitation Program, which acts to correct code violations and involves greater capital expenditures per dwelling.

--The Relocation Program provides assistance to individuals displaced through government code enforcement and revitalization programs. Operated in conjunction with the Relocation Program is the Housing Counseling Program, which acquaints and assists low and moderate residents with home ownership and maintenance responsibilities.

g. The Indianapolis Tax Abatement Program was created to provide incentives for rehabilitation and new construction in areas of the City where development should be encouraged. The program, administered by the Department of Metropolitan Development, allows a ten-year, graduated reduction of property taxes on increased assessment incurred through rehabilitation or new construction. This program allows the property owner to save about half of the taxes that he would have paid over a ten-year period. The program applies to areas, such as the Old Northside, where housing rehabilitation and the redevelopment of vacant land is needed. The approval to allow tax abatement must be made by the Metropolitan Development Commission before construction begins. An application and small fee are required for approval.

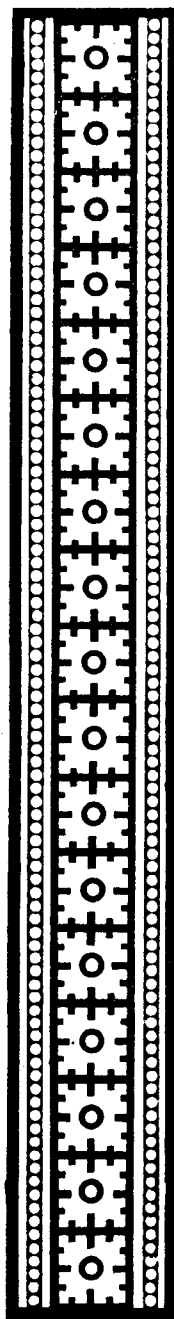




# **Old Northside Historic Area Preservation Plan**

Indianapolis Historic  
Preservation Commission  
Schmidt/Claflay Architects Inc.  
Consultant

**13. City Owned  
Property**



## A. Introduction

Data analysis is a process of integrating and evaluating the collected data and general observations of the Data Inventory Section. Through analysis of the Old Northside's historic character, as well as its social and physical conditions, certain conclusions are drawn. These conclusions are then used to suggest possible techniques to address the problems identified in the area. These techniques form the basis for Planning Recommendations, p. 132.

The analysis of the Old Northside's historic character draws on the "Historical Significance of the Old Northside" section (p. 11). It attempts to provide an understanding of why historic area review by the Historic Preservation Commission is justified.

Analysis of social conditions takes into consideration the data on population characteristics, education, and crime. The physical condition, housing, analysis will take into consideration the physical location of the Old Northside, land uses, building conditions, zoning, transportation, and utilities.



Detail, Dewenter-Greenen House, 1340 North Alabama Street

# Data Analysis

## B. Analysis of Historic Character

The Historical Significance of the Old Northside" section of the plan (see p. 11) reviews the history of the Old Northside and demonstrates that the area possesses a considerable degree of historical and architectural significance for the city of Indianapolis.

The origins of nearly every aspect of contemporary Indianapolis life -- politics, education, government, commerce, industry, law, medicine, religion, art, architecture, and society itself -- are all rooted in the careers and avocations of the civic leaders who lived in the Northside area during the 1870's, 1880's, 1890's, and early twentieth century. All that remains of the aspirations and life's work of many of these citizens is vested in the Old Northside Historic Area.

Most of the larger Northside neighborhood in which the great of the Victorian and Edwardian ages resided (Illinois, Meridian, and Pennsylvania Streets) has disappeared, victim of "creeping" commercial expansion and its atten-

dant need for parking lots.

In the smaller, Old Northside area, vestiges of the "end-of-century" period still exist.

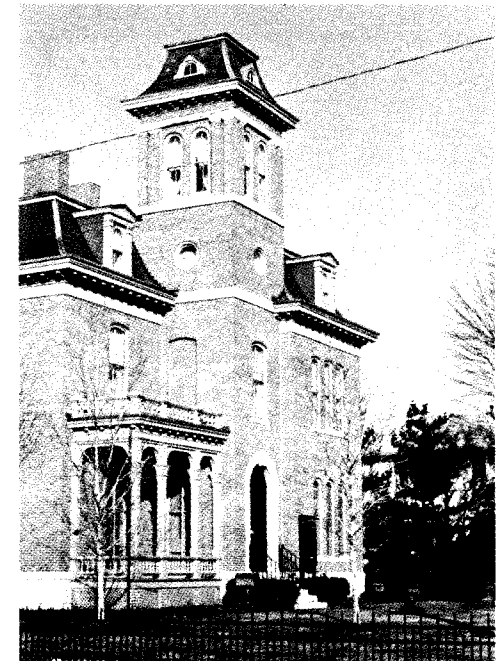
Individual homes carry historical associations with departed leaders of Indianapolis' "Golden Age" at the turn-of-the-century. The personalities and achievements of such giants of the city's past as Benjamin Harrison, Tom Taggart, Ovid Butler, Meredith Nicholson, Henry M. Talbott, Dr. Patrick H. Jameson, Samuel Merrill, and many others are perhaps best remembered in their surviving residences.

In the realm of architecture, the Old Northside provides the best remaining sampling in Indianapolis of Victorian domestic architecture. Fine examples of the Italianate, Second Empire, Stick Style, Eastlake, Queen Anne, and Romanesque Revival may all be found there.

More than merely a collection of historic and architectural landmarks, the Old Northside also is imbued with a strong identity as a residential neighborhood. This residential character conveys to today's citizen an understanding of life as it existed in the premier neighborhood of Vic-

torian Indianapolis. The rows of dignified residences still standing along Old Northside streets strongly communicate this image of past epochs.

The historic character of the Old Northside, then, lies in the over-all residential character of the Victorian and Edwardian periods, in the multiple historical associations, and in the unique assemblage of architectural styles represented in the area.



Morris-Butler House, 1204 North Park Avenue

## C. Social Context

Based upon the consultant's windshield survey, the Old Northside appears to be divided into three neighborhoods.

- The area bounded by College Avenue and Bellefontaine Street appears to be the least populated and contains the fewest number of dwelling units.
- The adjoining area from College Avenue to Delaware Street appears to be the most densely populated and contains the greatest number of subdivided residences and low-rise apartments.
- In contrast, the area west of Delaware Street contains a considerable amount of high-rise apartments.

### 1. Population Characteristics

The Old Northside had a total population of approximately 3792, based on 1970 census block statistics. As mentioned before, there appears to be an error in this figure due to the omission of six blocks in the census block data. General observations suggest that there has been a decrease in population since 1970, due

to several significant changes that have occurred in the Old Northside in the past nine years. Loss of dwelling units due to demolition, reconversion of some multi-family residences to their single family status, and the decrease in the size of households are three factors which have contributed to a loss of population.

At the outset of this plan, the only statistical data that was available for determining income levels and racial and age characteristics was the 1970 census. Due to inflation and our rapidly changing society, income levels in 1970 have altered substantially over the past nine years and cannot be used to portray current levels in the Old Northside. Changes in racial and age characteristics cannot be determined at this time either.

Due to the low income of many families, support programs are needed for daily subsistence. In addition, support programs identified in the Implementation section can assist residents in the opportunity to participate in revitali-

zation efforts. Currently, there are programs and services available at the Citizens Multi-Service and Health Centers, 601 East 17th Street, as well as the Opportunities Industrialization Center (O.I.C.) 2101 North College Avenue, that could directly benefit area residents with health care, counseling and educational training.

### 2. Education

The data gathered by the plan consultant from Indianapolis Public School administrators and teachers is only valid for the period 1973 to date. This is due to the fact that the preliminary Indianapolis Public School Desegregation Plan, implemented in 1973, has altered the racial make-up of the schools in the Center Township prior to 1973 considerably.

The majority of the schools attended by children in the Old Northside have had a decrease in enrollment of 8 to 10% with the exception of School 27, which has had a student decline of 20%. Schools 8 and 28 both have had an increase in enrollment.

The combined racial breakdown of students attending all the schools in the area shows 36% black students, with School 27 having 92%. Schools 8 and 28 have 84% and 82.1% white students. The rest of the schools serving the Old Northside are more racially balanced.

It is also important to note that the attendance boundaries of the various schools split the neighborhood into three parts for the elementary school, two parts for the middle school, and two parts for the high school. This appears to have added a negative impact on the development of a neighborhood identity for the residents of the Old Northside. Families and children are not participating in common activities and organizations that would be centered around a single neighborhood school serving the Old Northside residents. The plan consultant concluded that if all students attended one elementary school, one middle school, and one high school, a greater sense of spirit and respect would result.

### 3. Crime

Crime is significantly higher in the Center Township and specifically in the Old Northside than in the city as a whole. But, the perception of the incidence of crime is even greater than the reality.

A study made by the Indianapolis Police Department indicates that the level of crime in the Old Northside has declined at a greater rate than the rate of decline for the city. The rate of decline in the Old Northside is no less than 2 times, and a maximum of 5 times, greater than the change for the city. However, the instances of crime remain three times higher in the Old Northside, as compared to the four areas noted in Data Collection on page 37.

Reasons for the decline include a greater safety consciousness on the part of the residents, which may include auxiliary lighting, burglary devices, additional locks, a sense of watching out for one another, "crime watch" seminars, and requests to the Indianapolis Police De-

partment for proper patrols. Certainly, crime remains a problem in the Old Northside; however, current trends suggest a continuing decline in crime.

### 4. Housing

#### a. Introduction

Analysis of the housing profile points out several elements that are representative of conditions in the Old Northside:

- Low percentage of owner occupied housing.
- High percentage of vacant housing units.
- High rental occupancy rate.
- Excessive housing losses.
- High level of deterioration, but structurally sound housing.
- A majority of buildings contribute to the unique character of the neighborhood.

Each of these individual elements is a distinct part of the total housing condition in the Old Northside. Consideration for these elements is made in the plan's Recommendation

and Implementation sections.

The majority of the data representing the housing conditions in the Old Northside is from the 1970 census and does not reflect accurately how the housing conditions have changed from 1970 to the current date. The plan consultant conducted further research using discussions with area residents, realtors, and neighborhood representatives to gain a better understanding of the changes that have occurred in the Old Northside.

As mentioned previously in this plan, less than half of the housing in the Old Northside is single family, with the majority of housing being used as apartments. As a result of disinvestment, many homes have been subdivided several times. Since the 1950's, the Old Northside has changed from predominantly owner-occupied to rental occupancy.

The high costs of property maintenance, the difficulty of keeping rental properties occupied, plus low rents contribute

to a lack of incentives to maintain rental property in the Old Northside.

The current trend in the Old Northside appears to be that individual families are buying homes and making a personal and financial commitment to renovating historic properties. An example of the extent of private investment is provided by the fact that 43% of the properties in the neighborhood had been renovated or had been purchased for renovation by mid-1978. This represents a considerable financial and "sweat equity" investment in the Old Northside. The map on page 103 illustrates where these renovated properties are located. In addition, the map shows where well maintained properties are located.

There is an increasing awareness of the value of returning older properties to their original condition. On the other hand, recent revitalization has elevated other issues to problem status. Of paramount concern are:

b. Residential Displacement

The majority of the original single family residences in the Old Northside have been subdivided in the past, and many homes have been occupied by tenants. When these properties are sold by their owner/landlord for renovation, the tenants are often forced to move because they cannot afford to purchase the property or are unable to find equivalent. The Indianapolis Division of Economic and Housing Development operates a Housing Counseling and Relocation program for persons displaced by government administered or assisted rehabilitation programs. In addition, Section 8 Rental Assistance provides rental supplements which may be used in areas undergoing rehabilitation. Both of these programs are available to Old Northside residents.



c. Increased Property Taxes

In the past, the property tax system has sometimes acted as a deterrent to urban revitalization by private investment. Renovation and improvement have resulted in higher reassessments and increased property taxes. In 1978, an incentive program was developed in Indianapolis, which allows owners a graduated reduction of property taxes on increased assessment due to rehabilitation or new construction in areas of the City where development needs to be encouraged. This tax abatement program applies to areas such as the Old Northside, where substandard structures and deterioration exist. Decisions to allow tax abatement in the Old Northside are made by the Metropolitan Development Commission on a project-by-project basis after receiving an application from the property owner. Both owners and renters in the Old Northside could benefit by taking advantage of this program.

## D. Physical Context

The Old Northside contains 154.86 acres of land located in the center of the city. It is bounded to the south and east by Interstate 65. The boundary to the north is formed by 16th Street, and the western boundary is Pennsylvania Street.

1. Land Use

Land use in the Old Northside is predominately residential. Single family and two-family housing comprises 20.5% and 3.7% of the total area excluding public right-of-ways. Apartment use represents 25.7% of the total. This use is primarily along Delaware Street with additional apartment buildings irregularly placed throughout the core of the residential area. The majority of the residential area lies between Alabama Street and College Avenue. Commercial uses are found along all the major thoroughfares of the area. Multi-family housing exists along with single-family dwellings on all Old Northside Streets. Changes in land use from dwellings to commercial or business uses have acted to fragment what was

a much larger residential area.

The next highest single use is vacant property at 25.1%. The high vacancy rate can be attributed to demolition of deteriorated houses, Interstate highway clearance, and an absence of new construction.

The available vacant land offers the neighborhood the opportunity for:

- a. Planned unit development or compatible "infill" housing.
- b. Relocating houses of similar age, size, and scale to the Old Northside from endangered locations in other portions of the city.
- c. Recreational and planned open space.
- d. Commercial and neighborhood-oriented businesses.

A high percentage of vacant land is clustered east of College Avenue. The rest of the vacant parcels are spread throughout the Old Northside. Large vacant parcels occur along College Avenue, Central Avenue, Alabama Street, New Jersey Street, and Broadway. The redevelopment of these large parcels will play a signi-

ficant role in determining the future character of these blocks. Careful thought should be given to the impact of such development on the existing historic character of the Old Northside.

Commercial use represents 10.9% of the total land use; 48.9% of this commercial use is adjacent to or west of Delaware Street and 29.0% is adjacent to 16th Street. Some of those commercial

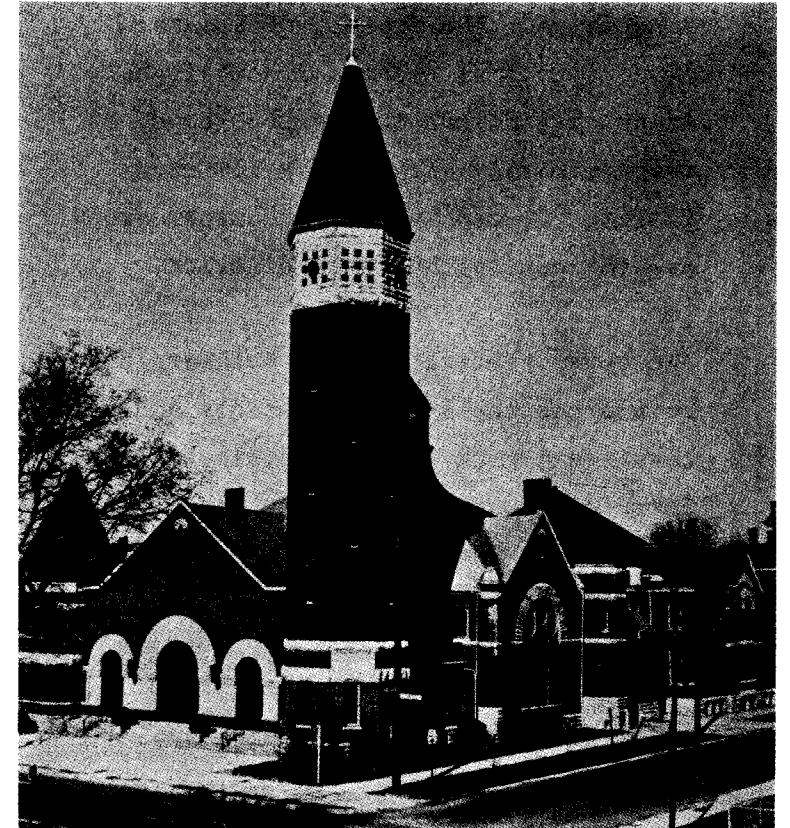
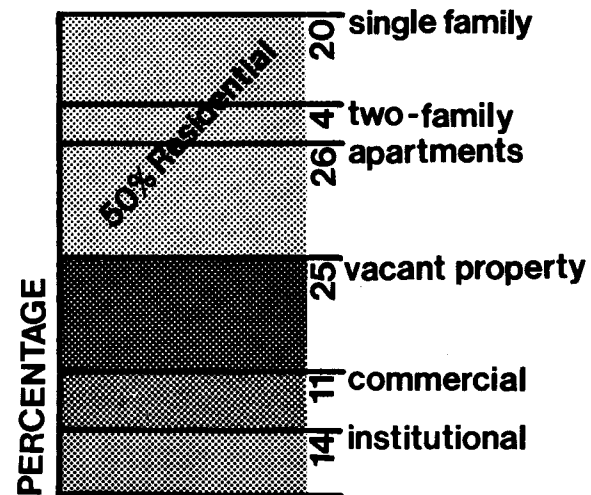
uses conflict with the residential character of the Old Northside shown in adjacent photographs. A commercial use, which features a design sensitive to the area's historic character, and provides needed services to the area residents, may complement residential revitalization. In addition, the day-time activity provided by the commercial uses can aid in reducing crime.

Institutional uses represent 14.1% of the total land area and are spread throughout the neighborhood. The primary institutional uses are religious in nature. The churches of the neighborhood are as old as many of the residences and form a significant part of the historic fabric of the area. Several congregations add a great deal to the stability of the community by offering their facilities for spiritual, community and recreational purposes.

## 2. Vehicular Traffic

Vehicular traffic is one of the chief hindrances to residential cohesiveness

## Land Use



Central Avenue United Methodist Church, 512 East 12th Street

in the Old Northside. Traffic along 16th Street, Pennsylvania Street and Interstate 65 travels the perimeter of the neighborhood and helps to define the boundaries. The traffic of Delaware Street, Central Avenue, and College Avenue all divide the neighborhood, as they primarily serve heavy commuter traffic between northern suburban areas and the central business district.

The heavy traffic flow of Delaware Street reinforces the western boundary and seems consistent with adjacent business and commercial use. However, the traffic flow of Central Avenue divides the residential community into two parts, splitting the solid, residential atmosphere.

The vehicular traffic of College Avenue currently travels between the solid residential area to the west and the vacant, sparsely residential area to the east, reducing the residential potential of the latter area. Because of the traffic, College Avenue serves as an informal border. Due to the quantity of

vacant land along College Avenue, revitalization must develop primarily through new construction. If the traffic flow of College Avenue could be altered to that of a residential street, then new housing (infill or planned unit development) could be constructed that would extend the residential community of the Old Northside east to Bellefontaine Street.

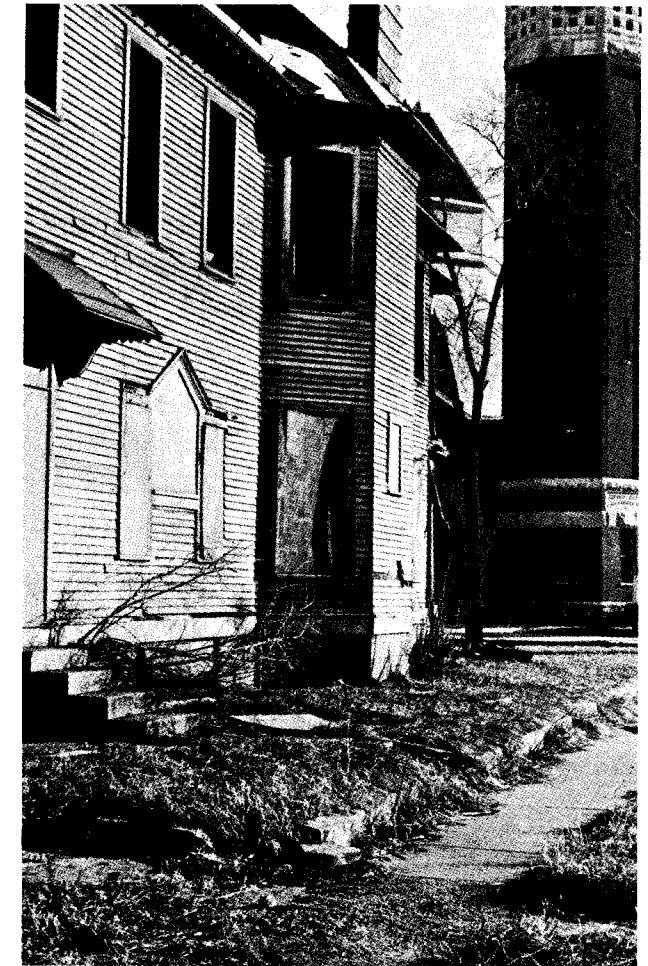
### 3. Public Transportation

The public transportation system within the Old Northside is among the best in the city. Three routes originate near Monument Circle and travel to Glendale Shopping Center, Butler University, Lafayette Square, Keystone Plaza, etc.

### 4. Building Condition Analysis

According to the 1969 Sanborn Insurance maps, the Old Northside has lost approximately 96 structures during the past 10 years. Today, there are only 321 existing structures left. Demolition is particularly evident in the Old Northside area east of College Avenue.

Two structural surveys have been made for the Old Northside area: one in 1977 by Health and Hospital Corporation



and the other conducted for this plan by the consultant.

The results of the Health and Hospital Corporation survey indicated 50% of the structures exhibited major deterioration and 5% were sound. The results of the plan consultant's survey showed only 11% major deterioration and 43% sound. The difference in the two surveys can be attributed to several factors. (see the building conditions discussion on page 104).

Often the public perception of the Old Northside emphasizes the vacant lots, unpainted houses, weeds, missing trim, damaged gutters, broken windows, etc. This evidence of deterioration is more often an indication of poor maintenance than one of substandard conditions. Poor maintenance can be reversed if caught before major deterioration occurs. Most of the negative impressions of the area are formed by people who

only "see" the small number of truly deteriorated buildings.

Despite its apparent low level of poor maintenance, the housing, with its unique and distinctive character, style, detail, and scale, is the Old Northside's strongest economic asset.

The majority of original houses are two or three-story buildings. They provide a good representation of the Victorian and early 20th century domestic architecture that characterized the Old Northside during this early period of development. Many apartment buildings, commercial buildings, and churches also are integral parts of the neighborhood fabric.

The housing inventory suggests a close relationship between housing and land use. The housing to the west is in better condition than that to the east. Of all the neighborhood structures, 83% are in either sound condition or minor deterioration. Only 17% are

substandard or suffer from major deterioration. However, it should be pointed out that major demolition of homes in the area was done between 1970-76, eliminating almost a hundred structures and resulting in 25.1% of the land becoming vacant.

#### 5. Existing Zoning Regulations

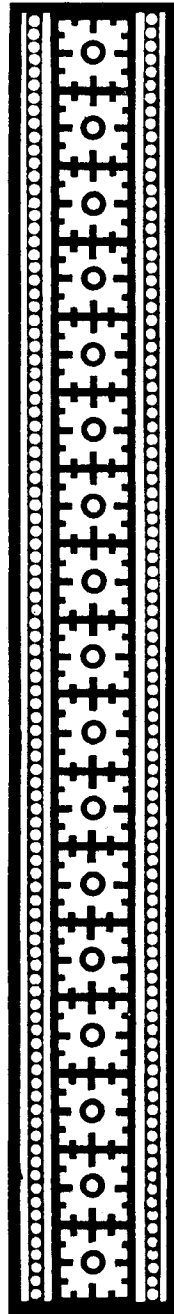
The existing zoning regulations are zoned either residential or commercial. The residential zoning (D-8) permits high-density, multi-family use. Such high-density use reflects existing residential character and neighborhood fabric. The commercial zoning districts are consistent with the existing commercial uses along Pennsylvania and 16th Streets.

#### 6. Public Utilities

Public utilities servicing the Old Northside seem adequate to accommodate the redevelopment of vacant properties as well as the existing neighborhood.



First Presbyterian Church, 1525 North Delaware Street, in c. 1915. Notice cedar block pavement  
*W.H. Bass Photo Co.*

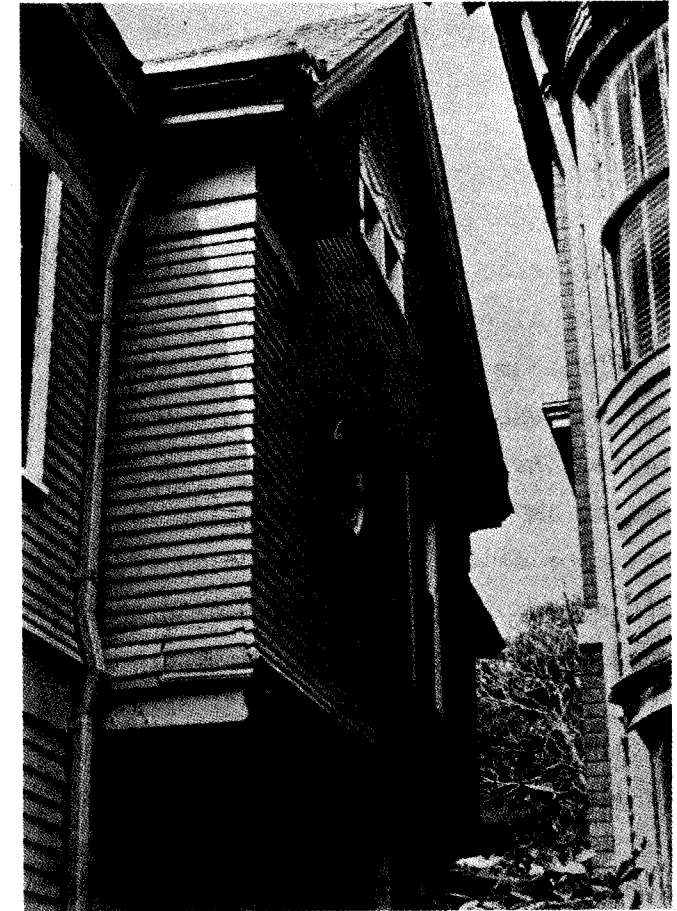


## A. Introduction

The Planning Recommendations section of the historic preservation plan presents recommendations regarding each aspect of the revitalization effort brought up in the "Data Inventory" and analyzed in "Data Analysis." The recommendations are broken into three principal groups: those involving historic preservation, those of a social nature, and those involving changes in the physical environment of the area. Recommendations for each of the above aspects of the Old Northside are presented below.

## B. Historic Preservation Recommendations

1. The principal reason for adopting an historic preservation plan for the Old Northside area is to provide protection for its historic character. Therefore, the plan recommends that all activities and policies adopted for the area by either private groups and individuals or by government be aimed at, or be in harmony with, the protection of the unique heritage of the Old Northside



Detail, Foster-Goldstein House, 1220 North New Jersey Street  
*Junior League of Indianapolis*

# General Planning Recommendations



against demolitions or exterior alterations which are destructive to the area's historic character.

2. The plan recognizes as a basic historic preservation concept the value of the Old Northside functioning as a living, residential neighborhood, rather than as a "museum village." The museum approach should not be discouraged on a limited basis, but the success of preserving and renovating the historic character of the area depends on retaining and increasing the Old Northside's identity as a residential neighborhood.
3. The plan further recommends that halting the deterioration of existing historic buildings, structures, and objects, and preventing further deterioration of the area's historic character be considered a primary goal. Restoration of historic buildings and properties is to be encouraged wherever practicable.
4. The plan recommends that all restoration and rehabilitation efforts in the Old

Northside be carried out in accordance with the "Secretary of the Interior's Standards for Rehabilitation," (provided in the "Design and Development Standards" section which follows).

5. It should be remembered that the historical or architectural significance of a building or structure often lies as much in its interior as its exterior. Therefore, the plan recommends that wherever practicable, the integrity of historically or architecturally significant interiors in the Old Northside should be respected during restoration or rehabilitation (see Design and Development Standards ).
6. The plan recommends that the city Division of Code Enforcement continue and increase where possible its efforts to enforce compliance with the city's building codes. Enforcement can prevent the major deterioration which often affects historic buildings or structures, due to neglect.

7. The residents of the Old Northside historic area are encouraged to take advantage of the existing historic preservation incentives for restoration and rehabilitation outlined in the "Data Inventory" section, particularly the Department of the Interior's matching restoration grants program and the Tax Reform Act of 1976's federal income tax incentives for rehabilitating depreciable, income-producing buildings.

## C. Social Context Recommendations

1. As one possible answer to the problem of displacement, the plan recommends that the city Division of Economic and Housing Development and private organizations active in the neighborhood pursue ways in which low to moderate income rental residents of the historic area may become home-owners. Several techniques which might facilitate lower income home ownership are listed below.
  - a. A housing counseling program could

- be developed through the Citizens Multi Service Center at 601 East 17th Street to assist lower income residents of the Old Northside to obtain financing for home-ownership and housing rehabilitation assistance.
- b. The neighborhood organizations active in the Old Northside could investigate developing a program in cooperation with local lending institutions to recognize "sweat equity" as a means of achieving a down payment.
  - c. The Federal National Mortgage Administration (FNMA) should expand its activities in the Old Northside. The FNMA may purchase mortgages granted by local lending institutions.
  - d. The Federal Housing Administration (FHA) should expand its Homeownership Programs, which allow for acquisition of existing houses.
  - e. The Division of Economic and Housing Development or private organizations active in the Old Northside could establish a revolving fund to enable low to moderate income rental residents to purchase and rehabilitate

individual houses or apartment building units. Under such a program present tenants could acquire their apartment or house. Federal Community Development block grant money could be used to help set up such a revolving fund.

- 2. The plan recommends that property owners in the Old Northside make use of existing rehabilitation loan programs, such as HUD's Section 312 Program, Community Development Block Grant loans and grants, and Section 8 Substantial and Moderate Rehabilitation Programs. Although not currently in operation in the city, the Title I Home Improvement Historic Preservation Loans for houses within National Register of Historic Places districts may also be available in the future.
- 3. To further reduce the level of crime within the Old Northside, the plan recommends that residents continue and increase their participation in the "Neighborhood Crime Watch" and security programs in effect in the area and that

the Indianapolis Police Department consider beginning a foot patrol and increasing vehicular patrols.

- 4. The plan recommends that the existence of many churches in the Old Northside be recognized for their provision of important social services and for their fostering of residential stability in the neighborhood.
- 5. As a final recommendation, the plan encourages a gradual and voluntary program of private historic property acquisition and restoration/rehabilitation in order to minimize the trauma to existing rental residents of sudden and overwhelming change.

## D. Physical Context Recommendations

The physical context of the Old Northside is treated in three categories of recommendations: area cohesiveness, land-use, and new physical development.

- 1. Historic Area Cohesiveness

The following recommendations present suggestions for improving the cohesiveness or unity of the Old Northside through changes in the physical environment:

a. Thoroughfare changes

Both Central and College Avenues currently tend to artificially divide the Old Northside area by virtue of their designation as one-way, primary arterial thoroughfares. The plan suggests that the city Department of Transportation consider altering present traffic patterns to allow reduction of traffic on both Central and College Avenues to that of residential streets. Such a change would involve a decline from a maximum of 12,000 automobiles per day (for a primary arterial thoroughfare) to a maximum of 3000 per day (for a residential street). The result of altering the traffic load on these two streets would be to strengthen the present residential character from Delaware to Bellefontaine Streets. The timing of chang-

ing the present thoroughfare system would have to await completion of I-69 to the east of the Old Northside. If significant traffic reductions on these two streets did not occur, the above changes might not be feasible.

In addition to the above changes, the plan recommends converting 13th Street between Pennsylvania and Delaware Streets into a two-directional street. In this way, east-west travel would be possible from Pennsylvania Street to College Avenue. Old Northside cohesiveness would be enhanced.

b. Mini-Parks

The plan suggests that, if feasible, three small "mini" parks be established in the Old Northside (see Design Plan, p. 139).

Although Martin Luther King, Jr. Park, a large recreational park located between 17th and 21st Streets and between Park Avenue and Broadway, is already in use, there can be foreseen a need, as the population den-

sity of the Old Northside gradually increases (due to new construction and development), for three mini-parks in the area. These parks could be spaced at wide enough intervals to provide gathering areas for residents of all sections of the Old Northside. Neighborhood cohesiveness would also be served by creating such parks.

c. Tree planting

The plan encourages the neighborhood organizations and the Indianapolis Department of Parks and Recreation (responsible for trees in public rights-of-way) to restore the tree-lined character of the Old Northside by embarking on a tree planting program. Such an effort would strengthen the Old Northside's identity as a distinctive area and complement restoration efforts underway by private individuals. Tree-planting should be based, as much as possible, on historical precedent, which can be determined for specific streets

through historical research.

d. Street Lighting

If the current street lighting standards of the Old Northside are replaced in the future, the plan recommends that replacement be made with light standards which are scaled to benefit the pedestrian and which duplicate light standards in use in the Old Northside before 1930.

e. Pavement Changes

The plan does not recommend changes in the current asphalt street pavement, in use in the Old Northside since the 1920's.

Nevertheless, if funds become available for altering pavement materials within the Old Northside, the plan recommends that such changes be based on historical precedent. Since pre-1920's pavement materials varied in different sections of the neighborhood, research should be undertaken to determine which material

(cedar block, granite paver, cinder block, brick, etc.) was used in the specific street or right-of-way under consideration. If the original street pavement materials are not financially feasible to use, then the plan encourages retention of the current asphalt material.

Contemporary-styled pavement materials and pavement designs should be discouraged on Old Northside streets. Such materials and designs can easily dissipate or visually compete with the historical associations and distinctive period character of the historic area.

2. Land Use Recommendations

Currently most of the Old Northside carries D-8 residential zoning. D-8 zoning is designed for areas experiencing private or public renewal and permits a maximum of high-density, low rise, multi-family residential land use. A few areas, such as Pennsylvania Street, sections of 16th Street, and the Davis

Psychiatric Clinic property at 1431 North Delaware Street, are classified as commercially-zoned areas (C-1, C-3, and C-4). The Current Zoning map, p.110 illustrates zoning designations at present.

As its principal land-use recommendation, the plan urges preparation of an Old Northside Historic Preservation District Zoning Ordinance as soon as possible after adoption of the present plan. The zoning ordinance, once adopted by the City-County Council, would empower the Historic Preservation Commission to require Certificates of Appropriateness for any land-use changes in the Old Northside historic area. The historic preservation plan provides specific land-use recommendations which the historic preservation zoning ordinance would implement.

The plan advocates few substantial changes in existing land-use patterns in the Old Northside. The following recommendations section provides suggestions for land-use for each part of the area.

- a. The existing commercial and apartment buildings uses on the east side of Pennsylvania Street should continue.
- b. The residential, D-8 classification of Delaware Street should be retained and strengthened. Variances should be granted only for light office uses for existing buildings and should expire when the variance applicant ceases his use of the property.
- c. The current, exclusively residential, D-8 classification enjoyed by Alabama, New Jersey, and Bellefontaine Streets, Central, Park, College, and Carrollton Avenues, and Broadway should be retained.
- d. 16th Street has considerable potential for neighborhood-related commercial development (i.e. neighborhood merchants, offices, etc.). Nevertheless, the existing residential uses currently zoned C-4 or C-3 along 16th Street should be protected

from commercial encroachments. The plan therefore recommends that the Old Northside Historic Preservation District Zoning Ordinance (see above) designate any existing residential uses along or near 16th Street as residential uses. Existing commercial properties along the south side of 16th Street could retain their C-4 or C-3 status.

### 3. Development Recommendations for Vacant Areas

The redevelopment of vacant areas, created through the decay and demolition of late 19th and early 20th century homes, is a critical element in the preservation of the Old Northside. Such redevelopment should reflect the "new construction guidelines" defined in this plan on page 162. These guidelines relate new construction to the particular street fabric in which new development is to be placed.

One-story cottages, two to three-story houses, and low rise, five to seven-



Shawn Grove Memorial Park, 1400 block, North Alabama Street



Vacant lot, southeast corner, 13th Street and Park Avenue





## 14. Conceptual Design



story apartments all have a place in the Old Northside, but only when they are consistent with and architecturally compatible to the streetscape.

It is important that vacant areas not designated for park or other "open space use," be redeveloped with housing that is consistent with the historic character of the area. The fabric of Old Northside Streets should reflect the residential character of the area's historical significance.

Although the size of family dwelling units has decreased due to social and economic changes which have occurred over the past decades, the scale of new housing should reflect existing historic buildings. In addition, new housing should respect the lot and setback patterns that form the historic street fabric. Detached dwellings on individual lots are an essential part of this fabric. However, new construction which conforms to original lot and setback patterns may not always represent the fullest economic

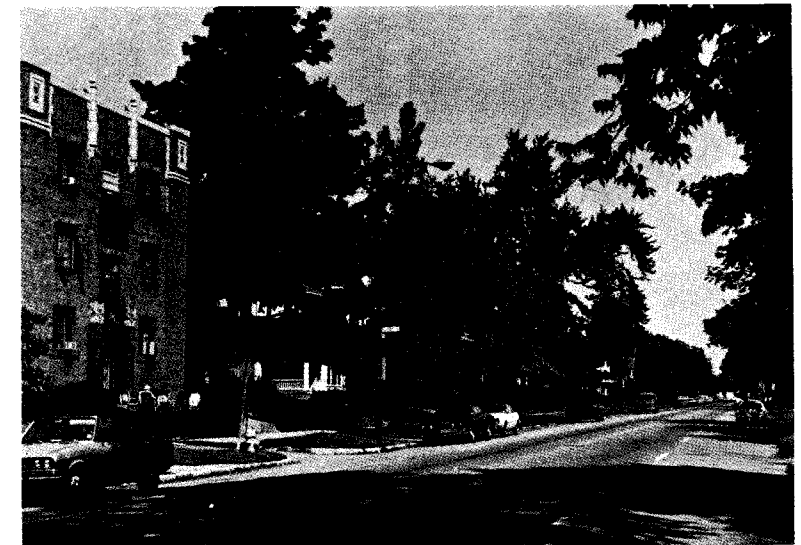
utilization of the land.

The plan recommends that new single or multi-family housing, which is consistent with the historic addition and subdivision plats, be developed on vacant parcels throughout the Old Northside. Most of the original property lots in the Old Northside had a street frontage dimension of 40 to 50 feet. Therefore, to preserve this historic continuity of the streetscape, the plan discourages large row apartment or townhouse unit development. Exceptions to this recommendation might occur in areas where both sides of the street are vacant or where existing large multi-family buildings are located (for example, Central Avenue, north of 15th Street). The purpose of discouraging the development of large townhouses on some blocks is to preserve the vestiges of rows of detached residences still lining Old Northside streets.

New development along Delaware Street should respect the existing apartment scale and lot pattern. Commercial devel-



Looking north along the east side of the 1300 block, North Alabama Street



Looking north from 14th Street along Alabama Street

opment along 16th Street should not intrude upon the residential character that currently exists just south of 16th Street and along portions of it.

Duplexes or doubles were a typical early type of housing constructed in the eastern area of the Old Northside during the late 19th and early 20th centuries. These two-family structures, commonly built as rental speculative housing among single family units, respected the lot and setback pattern of the street grid. Doubles were scattered on most streets east of Delaware and particularly along Broadway, Bellefontaine, and College and Carrollton Avenues. The street car line which travelled down College Avenue was an important attraction for locating such housing in this area of the Old Northside. Modern duplexes which respect this early developmental pattern are encouraged by the plan.

The design plan suggests that three new "mini-park" locations be developed on vacant land to serve different sections



Looking north along the 1400 block of North College Avenue in 1893



Looking north along the 1400 block of North College Avenue in 1979

of the Old Northside. At this time, the northeast corner of 14th and Alabama Streets has been designated for use as a private park. The plan recommends two additional park sites be located at the southeast corner of Park Avenue and 13th Street and at the northwest corner of 15th Street and Carrollton Avenue. Creation of these parks may not be feasible in the near future, as the Department of Parks and Recreation at present is not expanding the amount of park land in the city.

The plan recommends that at such time as the Parks Department again expands the park system that it consider establishing the above mini-parks in the Old Northside. Since the City currently does not own large enough parcels of vacant land to develop such additional park use in the Old Northside, the plan suggests that the revenue derived from selling other city property in the area could be used to purchase privately-owned land for future park sites.

The plan further recommends that the disposition of publicly-owned or controlled

parcels in the Old Northside be governed by the need to re-establish housing which is in harmony with the historic streetscape. Such city parcels should be developed or sold only after the approval of the Indianapolis Historic Preservation Commission. The map on page 122 shows the location of current city-owned property in the Old Northside.

The conceptual design map on page 139 illustrates the type of building scale and orientation to the street which would be appropriate at each location. It should be pointed out that this design plan advocates new construction only on vacant parcels or on lots occupied by non-historic and non-conforming commercial uses, such as gas stations.

There are several pivotal corners which contain substantial amounts of vacant land. These corners, at Alabama and 13th Streets and Central Avenue and 13th Streets, should be redeveloped with dwellings which respect the original lot patterns.

There are several large parcels appropriate for multi-family townhouse or apartment units. These are located at Central Avenue between 15th and 16th Streets; College Avenue, just south of 15th Street; and Carrollton Avenue, south of 16th Street.

The creation of vacant parcels as private open space should be discouraged. Such a use of land is not in keeping with the closely-spaced historic residential character of the Old Northside.



Vacant lots, 1500 block, Carrollton Avenue

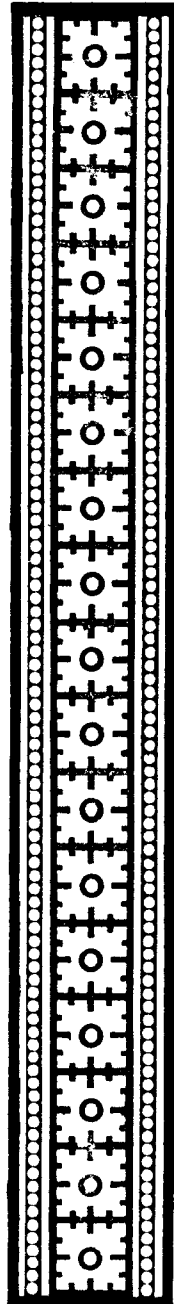


Vacant lots, west side of Central Avenue south of 15th Street





First Congregational Church and its parsonage, 1516-26 North Delaware Street, c. 1915-20  
*W.H. Bass Photo Co.*



## A. Introduction

The guidelines presented in this section are intended to assist the Old Northside residents in the proper restoration or rehabilitation of their properties and also to aid the Indianapolis Historic Preservation Commission in determining appropriateness for any new work being done in the Old Northside.

## B. Restoration/Rehabilitation Guidelines

As architecture becomes increasingly uniform across the United States, we are discovering that old buildings and neighborhoods give cities and towns their own special identity and character. Familiar buildings, retail districts, residential neighborhoods, and industrial areas can provide tangible links to the past, a sense of community identity. Some buildings and neighborhoods have suffered periods of neglect and may at first glance seem outdated for the needs of modern living. Nonetheless, by using sensitive rehabilitation techniques, many can be successfully revitalized. In rehabilitating older resources to contemporary uses, it is important to avoid

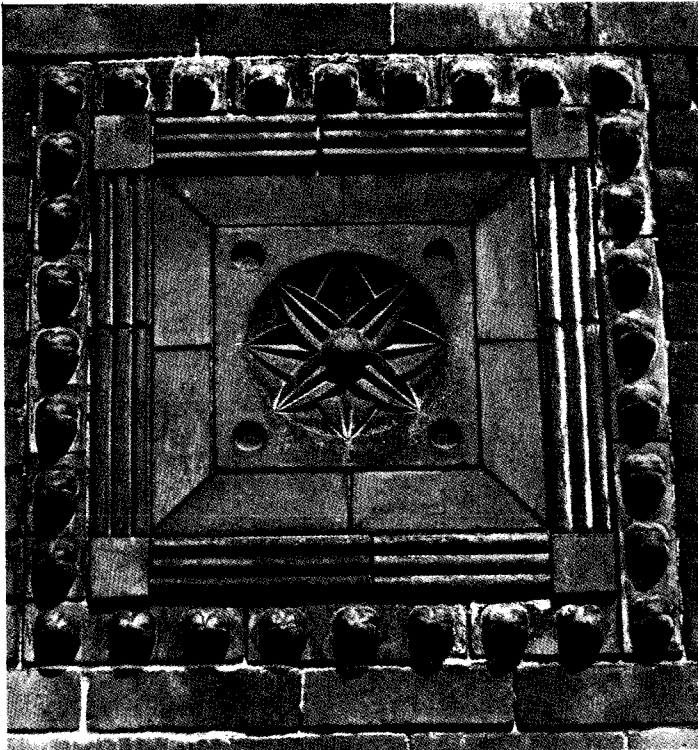


Smith-Hall House, 1332 North Alabama Street in 1978

# Design and Development Standards



irretrievably discarding the architectural qualities which distinguish them as the heritage of the past. These historic elements must not be lost to the future.

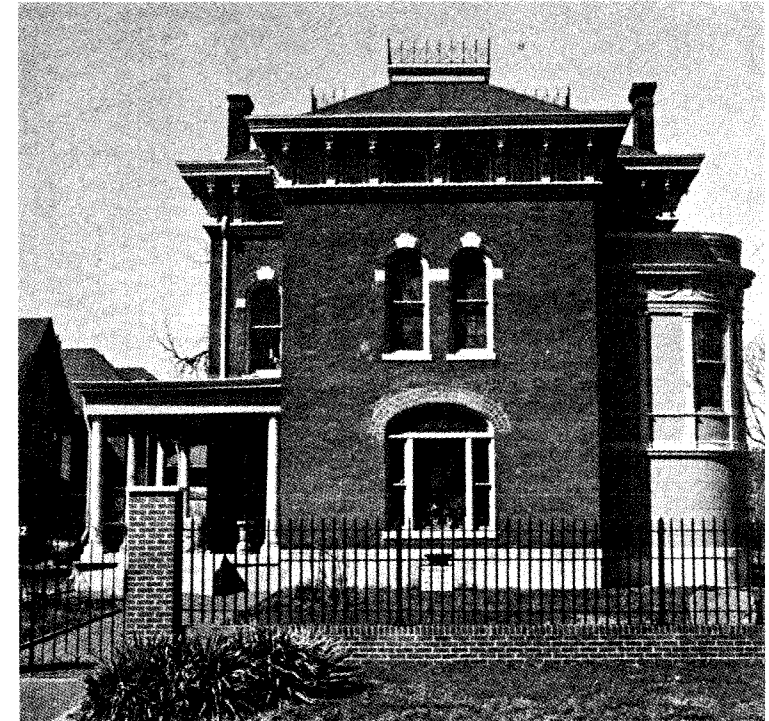


Brick detail, Horace McKay House, 1241 Broadway

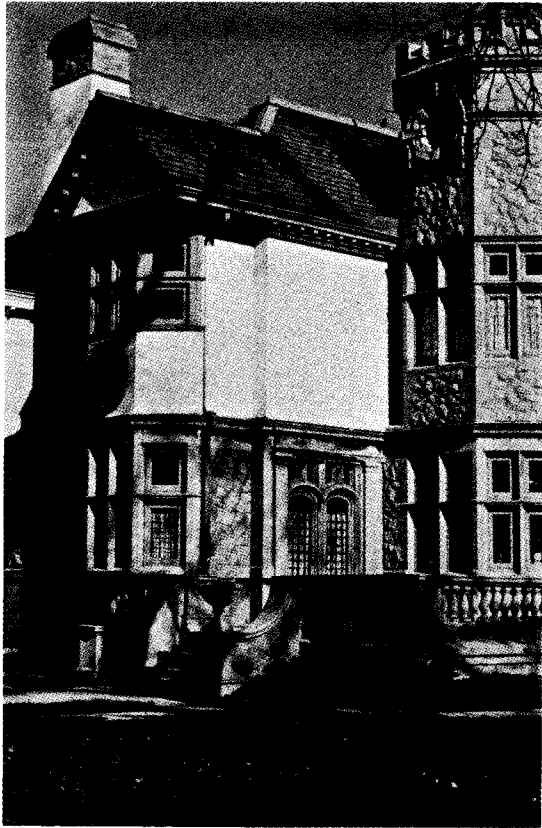
These guidelines\* are intended to help individual property owners preserve, restore, or rehabilitate the historic buildings, structures, objects, and sites which they own in Old Northside. In addition, they are intended to be used by the Indianapolis Historic Preservation Commission in reviewing applications for Certificates of Appropriateness.

Eight fundamental concepts for sensitively rehabilitating historic buildings and structures are set forth below, followed by a detailed check list of specific actions to be considered or avoided to insure that the rehabilitation is accomplished without damaging the distinguishing historic character of the building or the street-scape of which it is a part.

1. Fundamental Concepts
  - a. Every reasonable effort shall be made to use a structure for its originally intended purpose or to provide a compatible use which will require minimum alteration to the structure and its environment.
  - b. Rehabilitation work shall not destroy the distinguishing qualities of character of the structure and



Cosby-Lauter House, 612 East 13th Street



George G. Tanner House, 1431 North Delaware Street

its environment. The removal or alteration of any historic material or architectural feature should be held to a minimum.

- c. Deteriorated architectural features shall be repaired rather than be replaced, wherever possible. In the event that replacement is necessary, the new material should match the material being replaced in composition, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features shall be based as much as possible on accurate duplications of original features or on other buildings of the same style and period.
- d. Distinctive stylistic features or examples of skilled craftsmanship which characterize historic structures and often predate the mass production of building materials, shall be treated with sensitivity.
- e. Changes which may have taken place in the course of time are evidence of the history and development of

the structure and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.

- f. All structures shall be recognized as products of their own time. Alterations to create earlier or later appearances should be discouraged.
- g. Contemporary design for additions to existing structures or landscaping shall not be discouraged, if such design is compatible with the size, color, material, and character of the existing structure and surrounding neighborhood environment.
- h. Wherever possible, new additions or alterations to structures shall be done in such a manner that if they were to be removed in the future, the essential form and integrity of the original structure would be unimpaired.

\*Adapted from the Secretary of the Interior's Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings, Washington, D.C.: Office of Archeology and Historic Preservation National Park Service, U.S. Department of the Interior, 1977.



Tree-lined lawn of the Von Hake-Rau House, 1504 North Park Avenue, about 1925  
*Dr. Kenneth Rau Woolling*

## 2. Checklist for the Application of the Restoration/Rehabilitation Guidelines

### a. The Environment      Consider

Retaining distinctive features such as the size, scale, mass, color, and building materials. This should include roofs, porches, stairways and other features that give a neighborhood its distinguishing character.

Using new plant materials, fencing, walkways, and street furniture which are compatible with the character of the neighborhood in size, scale, material, and color.

Retaining or replacing landscape features such as parks, gardens, street furniture, walkways, streets, alleys, and building set-backs, which have traditionally linked buildings to their environment.

### Avoid

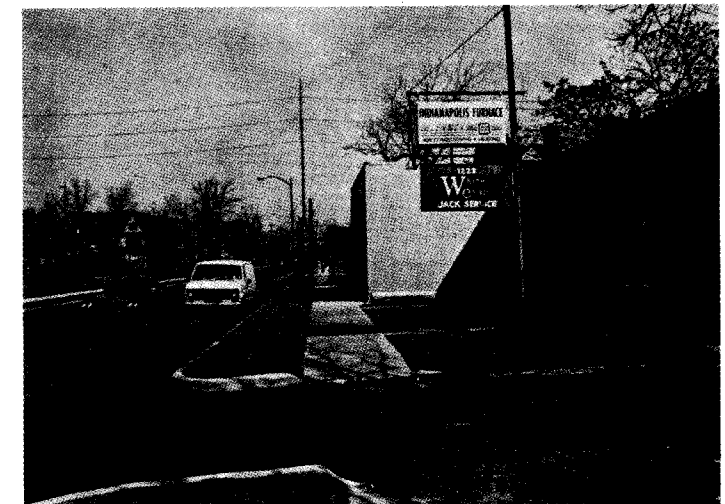
Introducing new construction into neighborhoods which is incompatible with the character of the district because of size, scale, color, material, and detailing.

Introducing signs, street lighting, street furniture, new plant materials, fencing, walkways and paving materials which are out of scale or inappropriate to the neighborhood.

Destroying the relationship of buildings and their environments by widening existing streets, changing paving material, or by introducing poorly designed and poorly located new streets and parking lots or introducing new construction incompatible with the character of the neighborhood.



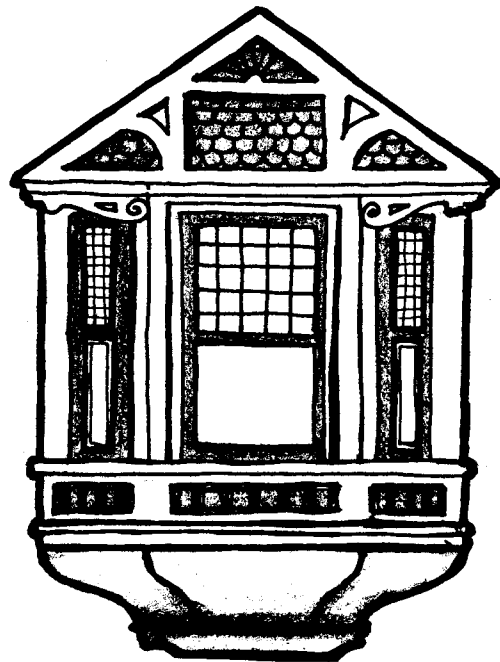
Frank W. Morrison House, 1245-47 North New Jersey Street



Commercial uses along the 1200 block of Central Avenue



Howe-Shiel House, 1304 Central Avenue



## Consider

### b. The Individual Lot

Inspecting the lot carefully to locate and identify plants, trees, fencing, walkways, and street furniture which might be an important part of the property's history and development.

Retaining or replacing plants, trees, fencing, walkways, and lawn furniture which reflect the property's history and development.

## Avoid

Making hasty changes to the appearance of the site by removing old plants, trees, fencing, walkways, and lawn furniture before evaluating their importance in the property's history and development.

### c. Windows and Doors

Retaining existing window and door openings including window sash, glass, lintels, sills, architraves, shutters, and doors, pediments, hoods, and all hardware.

Introducing new window and door openings into the principal elevations, or enlarging or reducing window or door openings to fit new stock window sash or new stock door sizes.

Altering the size of window panes or sash. Such changes destroy the scale and proportion of the building.

### Consider

Respecting the stylistic period or periods a building represents. If replacement of window sash or doors is necessary, the replacement should duplicate the material, design, and the hardware of the original window sash or door.

#### d. Porches and Steps

Retaining porches and steps which are appropriate to the building and its development. Porches and additions reflecting later architectural styles are often important to the building's historical integrity and, wherever possible, should be retained.

Repairing or replacing, where necessary, deteriorated architectural

### Avoid

Discarding original doors and door hardware when they can be repaired and reused in place.

Inappropriate new window or door features such as aluminum storm and screen window combinations that require the removal of original windows and doors or the installation of plastic or metal strip awnings or fake shutters that disturb the character and appearance of the building.

Removing or altering porches and steps which are appropriate to a building and its development and the style it represents..

Stripping porches and steps of original material and architectural



Queen Anne porch, 1332 North Alabama Street



Eastlake porches, 1504 North Park Avenue  
*Junior League of Indianapolis*





Retention of original decorative exterior detail, 1400 block of North Alabama Street (above) and 1400 block of North Delaware (below)



### Consider

features of wood, iron, cast iron, terra-cotta, tile, and brick.

### Avoid

features, such as hand rails, balusters, columns, brackets, and roof decorations of wood, iron, terra-cotta, cast iron, tile and brick.

Enclosing porches and steps in a manner that destroys their intended appearance.

#### e. Exterior Finishes

Discovering and retaining original paint colors, or repainting with colors based on the original to illustrate the distinctive character of the property.

Repainting with colors that cannot be documented through research and investigation to be appropriate to the building and neighborhood.

#### f. Interior Features

Retaining original materials, architectural features, and hardware, whenever possible, such as stairs, handrails, balusters, mantelpieces, cornices, chair rails, base-boards, paneling, doors and doorways, wall-paper, lighting fixtures, locks, and door knobs.

Removing original material, architectural features, and hardware, except where essential for safety.

Consider

g. Masonry Buildings

Retaining original masonry and mortar, whenever possible, without the application of any surface treatment.

Duplicating old mortar in composition, color, and textures.

Repairing stucco with a stucco mixture duplicating the original as closely as possible in appearance and texture.

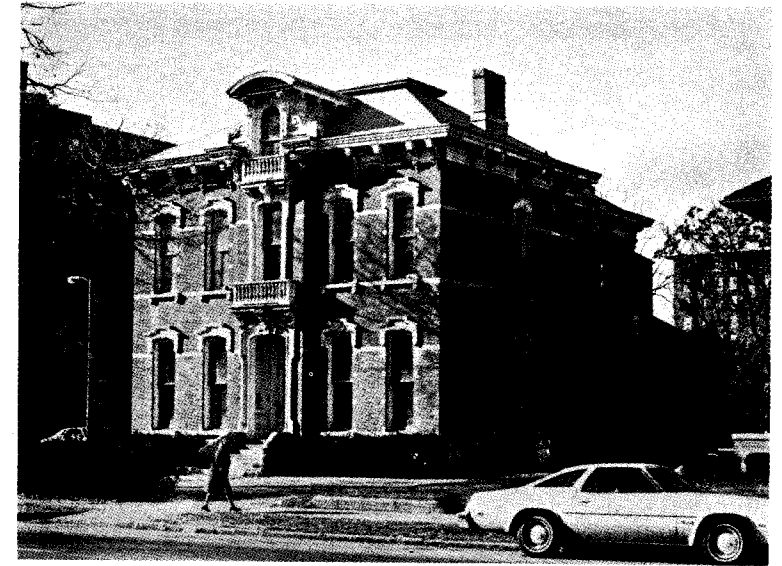
Cleaning masonry only when necessary to halt deterioration and

Avoid

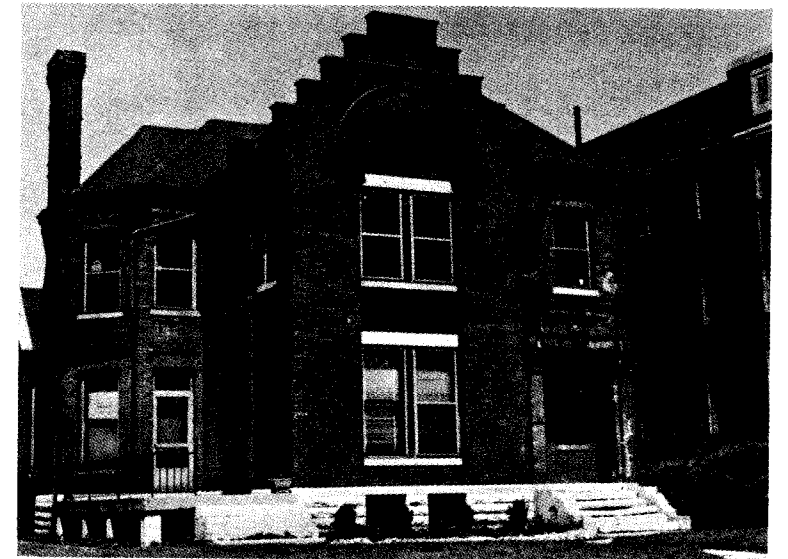
Applying waterproof or water repellent coatings or other treatments unless required to solve a specific technical problem that has been studied and identified. Coatings are frequently unnecessary, expensive, and can accelerate deterioration of the masonry.

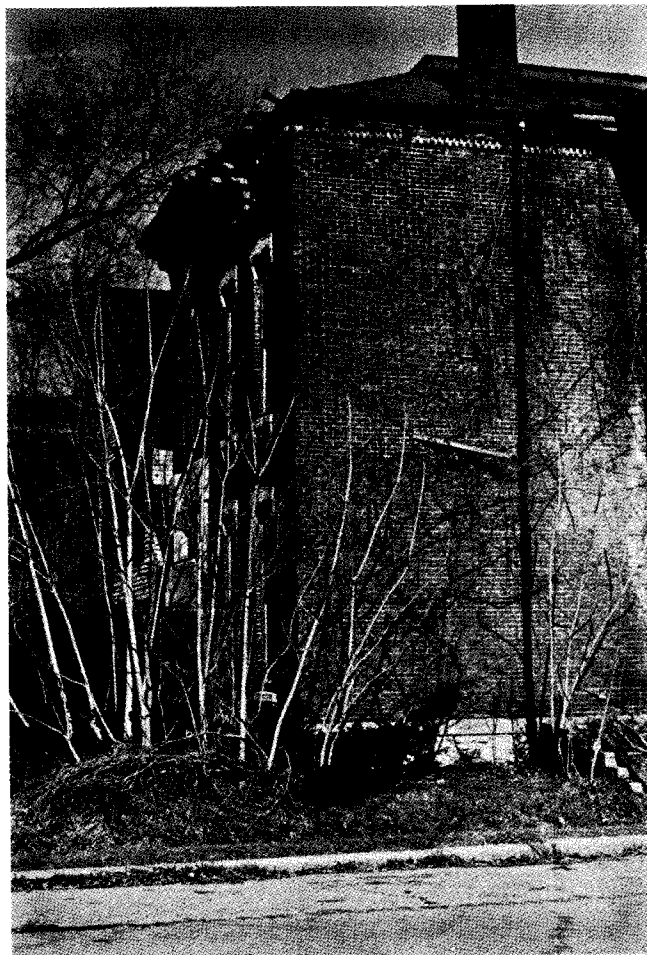
Repointing with mortar of high Portland cement content. This can create a bond that is often stronger than the building material, and can cause deterioration due to the differential in the coefficients of expansion and the porosities of the materials.

Sandblasting brick or stone surfaces; this method of cleaning



Masonry buildings in the Old Northside, 1336 North Delaware Street (above) and 1340 North Alabama Street (below) Junior League of Indianapolis





Loss of architectural features at 1221 North Delaware Street

### Consider

always with the gentlest method possible, such as low pressure water and soft natural bristle brushes.

Repairing or replacing, where necessary, deteriorated material with new material that duplicates the old as closely as possible.

Replacing missing architectural features, such as cornices, brackets, railings, and shutters.

### Avoid

erodes the surface of the material and accelerates deterioration.

Using chemical cleaning products which could have an adverse chemical reaction with the masonry material, i.e., acid on limestone or marble.

Applying new material which is inappropriate or was unavailable when the building was constructed, such as artificial brick siding, artificial cast stone or artificial brick veneer.

Removing architectural features, such as cornices, brackets, railings, shutters, window architraves, and doorway pediments. These are usually an essential part of a building's character and appearance, illustrating the continuity of growth and change.

### Consider

Retaining the original or early color and texture of masonry surfaces, wherever possible brick or stone surfaces may have been painted or whitewashed for practical and aesthetic reasons.

#### h. Frame Buildings

Retaining original material, whenever possible.

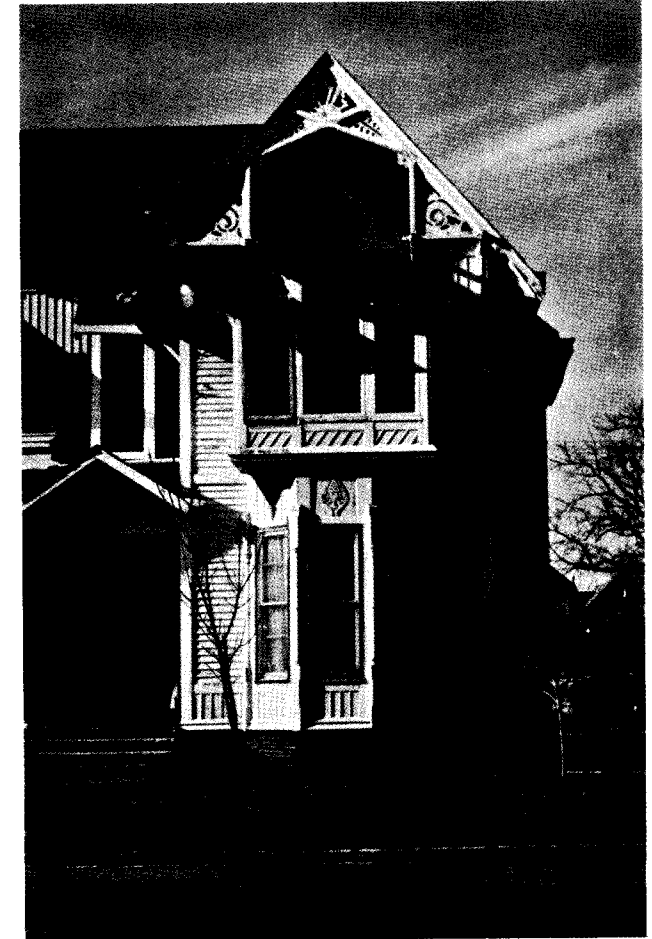
Repairing or replacing where necessary, deteriorated material with new material that duplicates the old as closely as possible.

### Avoid

Indiscriminate removal of paint from masonry surfaces. This may be historically incorrect and may also subject the building to harmful damage.

Removing architectural features such as siding, cornices, brackets, window architraves, and doorway pediments. These are in most cases, an essential part of a building's character and appearance, illustrating the continuity of growth and change.

Resurfacing frame buildings with new material which is inappropriate or was unavailable when the building was constructed such as artificial stone, brick veneer, asbestos or asphalt shingles, plastic or aluminum siding. Such material also can contribute to the deterioration of the structure from moisture and insect attack.



Preservation of architectural detail at 1508 Broadway

## Consider

## Avoid

### i. Roofs

Preserving the original roof shape.

Changing the original roof shape or adding features inappropriate to the essential character of the roof such as oversized dormer windows or picture windows.

Retaining the original roofing material, whenever possible.

Applying new roofing material that is inappropriate to the style and period of the building and neighborhood.

Replacing deteriorated roof coverings with new material that matches the old in composition, size, shape, color, and texture.

Replacing deteriorated roof coverings with new materials which differ to such an extent from the old in composition, size, shape, color, and texture that the appearance of the building is altered.

Preserving or replacing, where necessary, all architectural features which give the roof its essential character, such as dormer windows, cupolas, cornices, brackets, chimneys, cresting, and weather vanes.

Stripping the roof of architectural features important to its character.



Preservation of original roofs at 1504 North Park Avenue (above) and 1449 North Pennsylvania Street (below) Junior League of Indianapolis



### Consider

Placing television antennae and mechanical equipment, such as air conditioners, in an inconspicuous location.

### j. Plan and Function

Using a building for its intended purposes.

Finding an adaptive use, when necessary, which is compatible with the plan, structure, and appearance of the building.

Retaining the basic plan of a building, whenever possible.

### k. New Additions

Developing a contemporary design compatible with the character and mood of the building or the neighborhood.

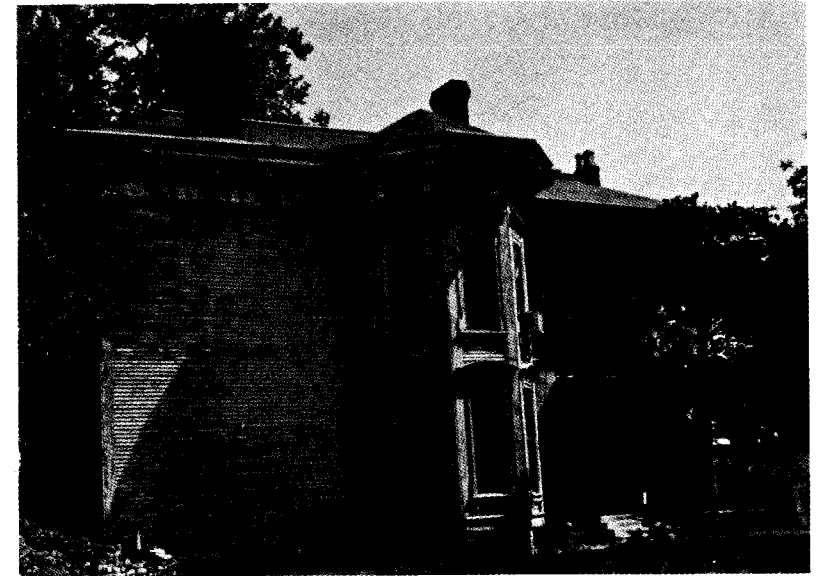
### Avoid

Placing television antennae and mechanical equipment, such as air conditioners, where they can be seen from the street.

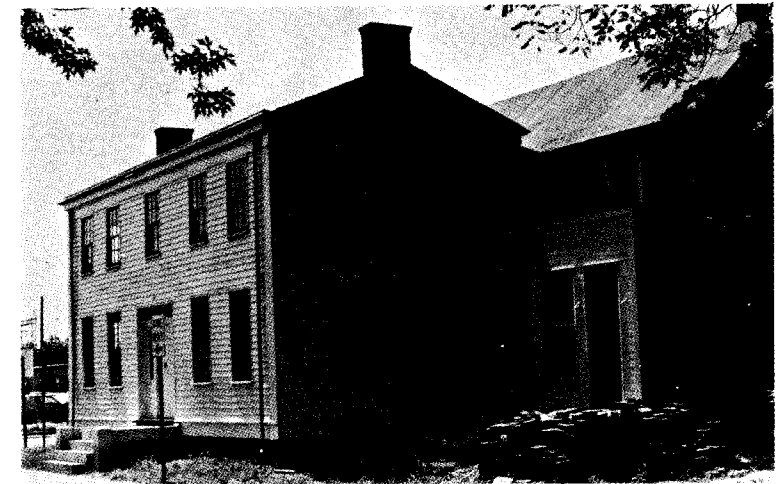
Altering a building to accommodate an incompatible use requiring extensive alterations to the plan, materials, and appearance of the building.

Altering the basic plan of a building by demolishing principal walls, partitions, and stairways.

Designing new additions which are incompatible with the earlier building and the neighborhood in materials, size, scale and texture.



Retention of architectural detail along cornice and roof at 1531 Broadway  
*Junior League of Indianapolis*



Compatible additions to a Greek Revival design, the Governor  
James B. Ray House in Lockerbie Square



Consider

Avoid

1. Mechanical Services

(Heating, Electrical, & Plumbing)

Installing necessary building services in areas and spaces that will require the least possible alteration to the plan, materials and appearance of the building.

Installing the vertical runs of ducts, pipes, and cables in closets, service rooms, and wall cavities.

Rewiring early lighting fixtures.

Having exterior electrical and telephone cables installed underground.

Reusing or restoring plumbing fixtures from the original period.

m. Safety and Code Requirements

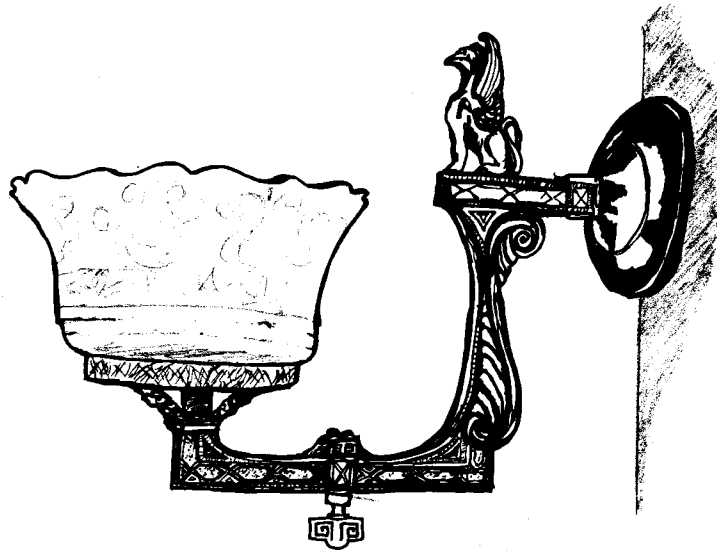
Complying with code requirements in such a manner that the essential character of a building is preserved intact.

Causing unnecessary damage to the plan, materials, and appearance of the building when installing mechanical services.

Installing vertical runs of ducts, pipes, and cables in places where they will be a visual intrusion.

Cutting holes in important architectural features, such as cornices, decorative ceilings, and paneling.

Installing "dropped" acoustical ceilings to hide inappropriate mechanical systems; this destroys the proportions and character of the rooms.



## C. Building Demolition Guidelines

The demolition of any existing historic building or structure in the Old Northside can be justified only in extreme cases. The large-scale deterioration and demolition which has already occurred in the area make each surviving historic resource even more valuable as part of the historic character of the Old Northside. The typical, "background" houses which line area streets are often threatened with "spot demolition." If these contributing parts of the streetscape are lost, irreparable gaps in the historic character of the area result.

Demolition also frequently occurs in the form of destruction or dismantling of portions of the exteriors of a building or structure. If done without careful forethought, such actions can have a disastrous effect on the architectural integrity of the building or structure and destroy the continuity of character along the street involved.

Nevertheless, circumstances may arise in which demolition might be approved by the Indianapolis

Historic Preservation Commission. The following guidelines should be considered by the Commission in deciding whether to issue Certificates of Appropriateness for a proposed demolition. The guidelines are as follows:

1. Condition

In order for demolition to be justified, the condition of the building or structure should be such that an immediate threat to health and safety exists.

2. Significance

The Commission should consider whether the building or structure is of historical or architectural significance or displays a quality of material and craftsmanship that does not exist in other structures in the area.

3. Contribution to the Historic Character

The Commission should consider whether the building or structure contributes to the historic character of the Old Northside and to the historic character of its immediate environment ( i.e. street, alley, property, etc.).

4. Feasibility of Renovation

The Commission should determine whether

the building or structure is beyond all feasible economic repair. The Commission and/or any consultants it wishes to employ may assist in this determination.

5. Additions

If demolition of an addition to a building or structure is proposed, the Commission should consider whether the addition shows evidence of the building's or structure's evolution during the period in which it acquired historical significance (in the Old Northside, generally between 1848 and 1930).

6. Replacement

The Commission should consider whether, if the building or structure were demolished, it could be replaced by an existing building of similar age, architectural style, and scale or by a new building which would have the same relationships to the area as did the former building or structure. (see New Construction Guidelines, p. 162 ).

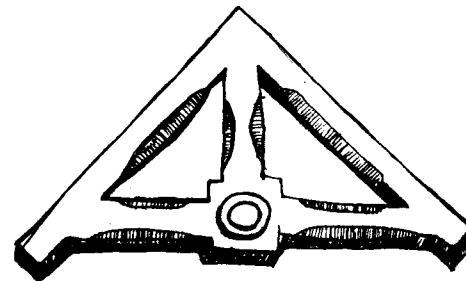
## D. New Construction Guidelines

The Old Northside's uniqueness and image is largely a product of its historic structures, but its vitality and growth will depend upon the use of vacant property. New construction should be the primary use for the vacant lots.

The following guidelines were prepared to assist those persons planning new construction in the Old Northside. The Indianapolis Historic Preservation Commission will also use them for judging the fitness of applications for Certificates of Appropriateness, which are required before building permits are issued. If an application fails to meet the Commission's interpretation of these guidelines, the design should not be approved until the objections are suitably corrected. It is strongly recommended that plans be submitted for review to the Commission and staff throughout the design development stages. This should eliminate misunderstandings as to the intent of the Commission and also reduce the time and money spent on plans which do not meet the standards for the Old Northside. Periodic review and refinement of these con-

cepts and guidelines will undoubtedly be necessary and is recommended by the authors.

1. Fundamental Concepts:
  - a. Architecture, throughout its history has been a result of the specific technology and economics of its age. Efforts to mimic historic architectural styles with contemporary materials and techniques will produce cheap imitations, which tend to dilute the quality and integrity of the historical quality of the structures and the area. Although new construction should be done in the contemporary style, it should not detract from the historical fabric. New construction can and should relate to the historical



Imitating the architectural details of previous eras (such as the above Eastlake bargeboard) is discouraged in an historic area.

quality of the area through similar use of form, texture, materials, color, etc.

- b. The Old Northside is an historic area of Indianapolis. Attempts to design new construction in terms of other communities such as Georgetown, Savannah, New Harmony, etc., are not appropriate.
    - c. New construction should incorporate the essential criteria that makes the area unique, but should not adhere to a rigid formula for determining appropriateness. Color, brick, or some other appropriate characteristic may be the overriding factor. The essential criteria will vary from block to block and will need to be designed for each specific case. Defining specific guidelines, such as cornice heights or window patterns, should be avoided since they tend to stifle creativity and create unnecessary restrictions upon future design programs.
    - d. Efforts should not be made to

restrict the use of new materials and technology which is compatible with the existing historic environment. If the Old Northside is to prosper, it must be a dynamic entity reflecting changes in man's needs and using his latest discoveries.

- e. Varying degrees of influence are exerted on a new design by the proximity and visual relationships of existing buildings and spaces. Adjacent buildings and those across the street from a proposed new building should normally have a greater effect on the new design than those adjoining rear property lines and in other sections of the historic area. For example, the 2- and 3-story homes east of Delaware should be respected by neighboring new construction designs.

## 2. Basic Criteria for New Construction

The following criteria should be applied to the redevelopment of the entire parcel, including the outbuildings and landscape features as well as the primary building. Priority has not been assigned to the major points listed below since all should

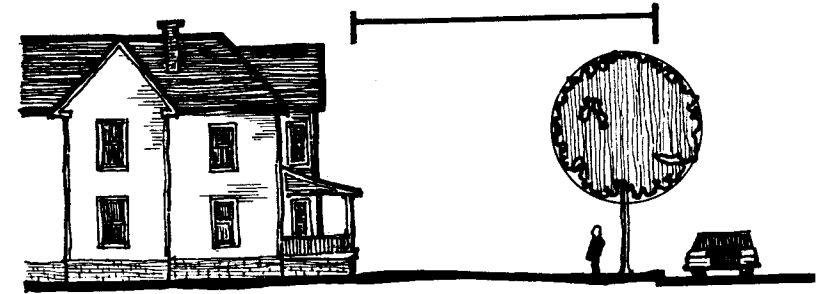
be taken into consideration in planning and evaluating new construction.

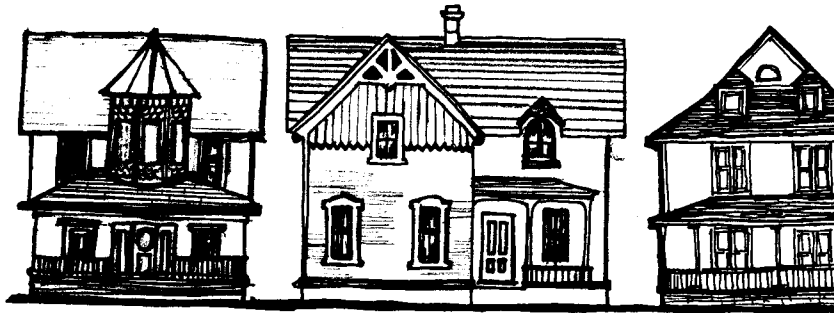
### a. Location

Any new construction must reflect the traditional location and relationship of buildings on their sites in the Old Northside. This includes set back from streets, spacing between buildings, and orientation of openings to the street and neighboring structures. In addition, the location of the buildings must respect significant landscape features on the site.

### b. Scale

The buildings, surroundings and people who view them are all parts of an intricate visual relationship. New construction must pay deference to several standards of scale in order to maintain the district's personal qualities. Overall building height and massing; primary building to secondary building relationships; landscape elements; major building division of foundation, body and roof; and individual





building components such as porches, overhangs, and openings must be consistent with the surrounding architecture and spaces.

#### c. Outline

The outline of a building as seen in elevation is a silhouette created by the edges of the building against the background of the sky, landscape and other buildings.

These edges may be from roof and chimney forms, exterior walls and building details. The outline on the ground plane results from projecting and receding elements and the angles used in the basic plan. Since the silhouette, shadows and multifaceted surfaces (or lack of them) create much of the interest and continuity of historic structures, all new construction must be compatible with the existing outlines of surrounding buildings.

#### d. Materials

The building materials which are exposed to public view should harmon-

ize with the traditional materials, uses, colors, textures, proportions, and combinations of materials original to the Old Northside. The physical composition of the materials may be different from that of the historic materials but a complementary appearance should be sought.

#### e. Details

Much of the richness associated with historic architecture can be attributed to the forms and uses of the details on the basic building surfaces. This may be seen in the elaborate cornices and brackets of Italianate homes, towers, porches, and bay windows associated with the Queen Anne, and the decorative trim of Victorian cottages. In composing detailing on new construction, the designer should seek to understand the traditional application of details on buildings in the immediate vicinity without reproducing them. Attempts to copy authentic details in new construction is not technically impossible, but dilutes the significance of the historic resource.

## E. Guidelines for Relocating Buildings/ Structures

Along with new construction, the Old Northside can depend on new vitality and growth from the practice of moving historically or architecturally significant buildings or structures into the area. This practice not only helps revitalize an historic area but it helps save endangered historic resources that are not inside any historic area. The buildings and structures that are chosen for moving should meet these guidelines.

1. The building or structure must be in danger of demolition.
2. The building or structure must be of significance either historically or architecturally. Significance may lie in being an excellent, although typical example of a particular building style or type.
3. The building or structure must meet standards relative to the appropriate scale, materials, texture and proportion that already exist at the location to which the structure is to be moved.
4. After the building or structure is moved, there should be covenants

attached to the deed detailing the type of work necessary for minimum proper restoration.

## F. Parking Guidelines

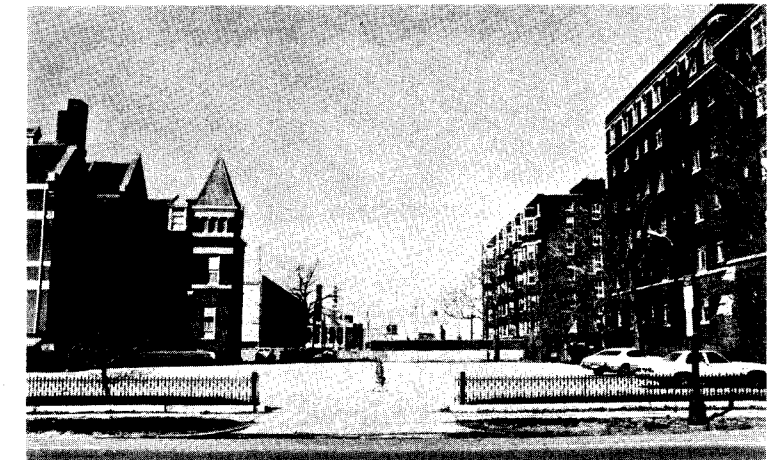
The demand for parking space in The Old Northside will increase as vacant properties are restored and occupied, new buildings are built, and buildings are moved onto now empty lots.

The parking guidelines presented in this section are standard parking requirements listed in the Residential and Commercial Zoning Ordinances of Marion County, Indiana. These requirements are meant to be used as a guide for parking in the Old Northside area. If parking requirements for a particular site cannot be met, a variance would be necessary. Therefore, every Certificate of Appropriateness which deals with parking should be evaluated on an individual basis according to the requirements of the use and the limitations of the site.

1. Residential Standards (from the Dwelling Districts Zoning Ordinance of Marion County, Indiana - 1966).
  - a. For every one-family dwelling there

should be provided at least two off-street parking spaces.

- b. For every attached multi-family dwelling or detached single-family cluster dwelling, off-street parking spaces shall be provided at the ratio of one parking space per living unit. In addition, all parking lots must meet the development requirements of CH. 11, sec. 2.17, E, p. 75 of Dwelling Districts Zoning Ordinance of Marion County, Indiana.



Parking lot, the Propylaeum, 1410 North Delaware Street



## 2. Office and Commerical Standards

(From the Commercial Zoning Ordinance of Marion County, Indiana, 1969).

### a. Professional or Governmental office.

One (1) parking space for each two hundred (200) square feet of gross floor area.

### b. Museums, Community Centers, Civic Clubs, Philanthropic and Eleemosynary Institutions. One (1) parking space for each four hundred (400) sq. feet of gross floor area.

### c. Retail stores generating heavier

auto traffic, including but not limited to super-market and other food stores, ice-cream parlors, bakeries, drug stores, beauty and barber shops, and dime stores. One (1) parking space for each one hundred fifty (150) sq. feet of gross floor area.

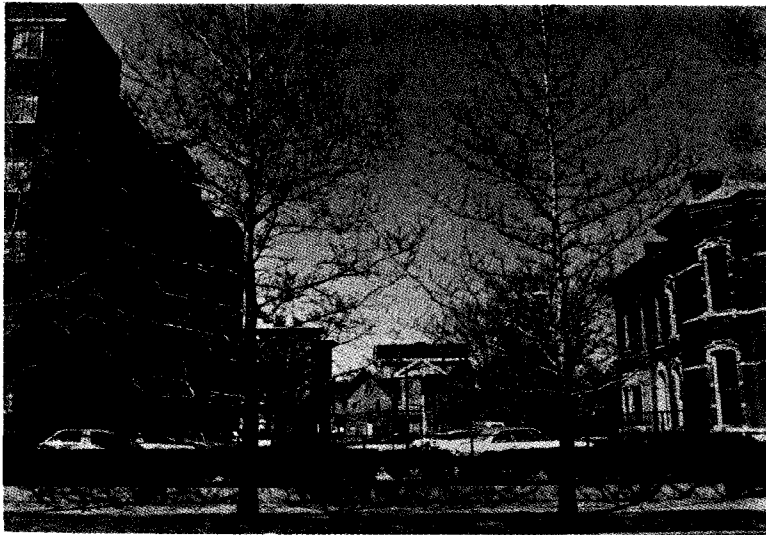
### d. Retail stores generating lighter auto traffic, including but not limited to furniture, jewelry, gifts, hardware, appliance stores and the like; personal service shops; household or equipment repair shops; clothing and shoe repair shops; interior decorating shops; and wearing apparel shops. One (1) parking space for each three hundred (300) square feet of gross floor area. For any additional information concerning commercial regulations; (i.e. landscaping, signs, setbacks, and loading requirements) consult the Commercial Zoning Ordinance of Marion County, Indiana or contact the Zoning Department, 2122 City-County

Building, Indianapolis.

## 3. Residential and Commercial Parking Lots

The shortage of land in some parts of the Old Northside for residential off-street parking has increased the need for well designed and well located residential parking. The guidelines for developing these residential parking lots are:

- a. Parking lots should be hard surfaced with a material which is compatible with materials used in the rest of the neighborhood.
- b. Parking lots should be screened on sides viewed by adjoining properties with exception of sides used for access. Trees, as well as lower shrubbery should be included in landscape planning. (See Tree Planting and Landscaping Guidelines)
- c. Parking lot lighting if needed must cause as little disruption as possible.
- d. Signs should be kept to a minimum and be well designed. (See Sign Control and Regulation Guidelines)



Parking lot at 1320 North Delaware Street

- e. Delineation of individual spaces should be through changes in material and textures rather than painted lines.
- f. Car stops should be designed to be attractive as well as stable.

## G. Tree Planting and Landscaping Guidelines

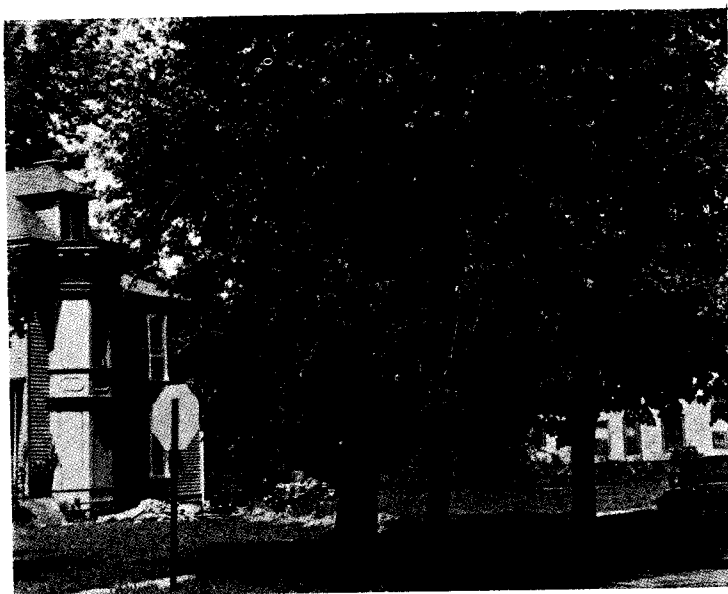
- 1. The Department of Parks and Recreation Regulations is responsible for the location and control of trees in or upon all public streets, alleys, right-of-ways, places and parks in Marion County. Their regulations for trees within the public right-of-way are:
  - a. No tree shall be planted in any public street, alley way, place or park in Marion County less than forty (40) feet from any other tree planted along the same street, alley, way, place or public park or at a distance of less than two (2) feet from any established sidewalk or curb bordering any public

street, alley, way or place, except by written permission of the department.

- b. No persons shall plant any shade or ornamental tree on or in any portion of a public street, alley, way, place or park in Marion County, unless the department shall have first approved the kind of variety, designate the location and grant a special permit for such planting. A similar permit shall be required for the removal of any shade or ornamental tree of not done by the Department.
- c. All flora planted by any person in or on any public street, alley, way, place, or park, with the Department's permission, shall be trimmed by any abutting owner or occupant so as not to obstruct such public street, alley way, place or park. The city shall not place, nor permit to be placed, any tree or flora which will cause or tend to cause a hazardous or unsafe condition either for pedestrians or motorists.



Trees and plantings along the 1300 block of Central Avenue, about 1905 (Howe-Shiel House, 1304 Central at left)  
*Miss Marjorie J. Mueller*



Maple tree at 13th Street and Broadway

## 2. Suggested Street Trees

The following list of trees are varieties suitable for planting along any public street, alley, way, place or park: *Acer Platanoids* (Norway Maple), *Acer Rubrum* (Red Maple), *Celtis occidentalis* (Hackberry), *Carpinus Betulus* (European Hornbeam), *Liriodendron Tilipifera* (Tuliptree), *Quercus Rubra* (Red Oak), *Koelreuteria Paniculata* (Goldenrain Tree), *Liquidambar Sty-raciflua* (Sweet Gum), *Fraxinus Spp.* (Green or Blue Ash), *Phellodenron Amur-*

*ense* (Amur Cork-Tree), *Sophora Japonica* (Japanese Pagoda-Tree), *Tilia Cordata* (Little Leaf-Linden). *Ginkgo Biloba* (Maidenhair tree), *Cleditsia Triacanthos Inermis* (Thornless Honey Locust), *Platanus* species (all plane trees or sycamores).

The following tree species shall not be used by anyone for planting along any public street, alley, way, place or park, to wit: *Acer negundo* (box elder), *Acer saccharinum* (silver maple), *Catalpa bignoniodes* (southern catalpa), *Populus nigra "Italica"* (Lombardy poplar), *Populus eugenei* (Carolina poplar), *Salix* species (all willows), and *Ulmus Pumila* (Siberian elm).

3. Landscaping Styles and Plant Material List. As an indication of types of landscaping styles that were prevalent in the Old Northside area from the mid-nineteenth to the early twentieth century, the following examples are presented: (This list is only meant to aid in Landscape restoration and is not necessarily what

is required for the Old Northside or appropriate for each specific property.)

a. 1856 to 1881 (from Reading the Landscape, May Theilgaard Watts, pp. 197 to 201.

- . Scattered trees, individual isolated.
- . Wooden picket fences
- . Isolated specimen shrubs
- . Evergreen specimen shrubs
- . No foundation plantings
- . Trees surrounded by bedding plants
- . Vines on porches
- . Orchards and vegetable gardens

b. 1881 to 1906 (from, Reading the Landscape, May Theilgaard Watts, pp. 201 to 205.)

- . Trees defining property lines
- . Shorter wooden fences
- . Isolated specimen trees
- . No foundation plantings
- . Carpet bedding and geometric flower beds scattered in yards
- . Urns, statues, "embellishments"
- . Orchards and vegetable gardens

## H. Sign Guidelines

Sign control is needed in the Old Northside in order to maintain the existing attractive street-scapes and to insure that future signs do not detract from the area's historic character. This can be accomplished without harmful effects on the safety, identification, and interest generating values of signs.

Signs are erected by both the private or public sector. The Sign Regulations of Marion County, Indiana 71-A0-4 adopted as a general ordinance on February 21, 1972, regulates privately erected signs within the different zoning districts. These regulations must be adhered to throughout Marion County in order to receive a sign permit. (For information contact Department of Metropolitan Development, Division of Planning and Zoning.)

In addition, signs within the Old Northside must be approved through the Certificate of Appropriateness process. All applications must specify size, shape, location, colors, mounting, number, and lighting related to the proposed signs. In review of the sign applications, the Indianapolis Historic Preservation Commission will consider,

at least, the following points:

1. Overall design, including color, shape, size, letter type, etc., should harmonizes with the existing historic fabric of the street on which it appears. In addition, plaques should not detract from the architectural integrity of the building.
2. Location should not obstruct important sites or potentially attractive views.
3. Mounting should conceal the least amount of architectural details as possible and involve the least amount of damage to the historic characteristics of the building.
4. Lighting must be used only when necessary and not unduly distract nor disturb the historic character of the neighborhood.
5. Duration of sign, permanent or temporary nature must be stated.
6. Compliance with other applicable sign regulations is required.

Another concern is nonconforming and outdated signs. Billboards, for example, create visual conflict to the environment by the nature of their size, location and general design. The plan encourages the removal of any existing billboards in the Old Northside.



Sign at 1340 North Alabama Street

Signs placed by the public sector normally pertain to the Department of Transportation. These are regulated by the Indiana Manual on Uniform Traffic Control Devices for Streets and Highways adopted by the Indiana State Highway Commission. Although specific, there is some flexibility in the size, location, height, number and design of street signs. The neighborhood organizations of the Old Northside may wish to explore the following variations of standard sign policy with representatives of D.O.T.:

1. Use of the minimum rather than the standard size and height of signs.
2. Reduction in number of signs by consolidation and elimination of unneeded duplicated signs.
3. Greater use of symbols, over written messages where possible.
4. Use of documented historical signs where appropriate.



Sign at 1408 North Pennsylvania Street



Sign at 1431 North Delaware Street

# I. Paint Color Guidelines

The use of period paint colors, properly applied, can significantly enrich the visual quality of an historic district. As much as the details of construction, paint colors define the appearance of building. And just as building styles reflect the taste of different periods in history, paint colors reflect the esthetic ideals of an age. Particularly in the late nineteenth century, the correct use of color was a concern of many architects, Philadelphia architect and writer Samuel Sloan pointed out that. . .

when we reflect that painting is itself the chief ornament of a building, and serves to finish or adorn nearly all other ornaments, and that in addition to this, it is a great preservation against decay, its importance becomes strongly apparent. (Samuel Sloan. The Model Architect. Philadelphia, 1860, II, p. 77.)

Developing a paint color spectrum based on documentation is an important part of the restoration of an historic district to its original character.

1. Approaches to Paint Colors In Restoration.

In any restoration, or sensitive renovation, there are three approaches in selecting paint colors. One is to research colors actually used on buildings and create new formulas to achieve these colors. A second is to use "period" colors that are not necessarily the colors particular buildings were painted but are colors that they could have been painted. A third is to select colors sensitive to their placement and "in good taste".

Paint research can be done in several ways. In all cases, the purpose is to define the separate layers of paint that have been applied to the house and to analyze the colors used. A diagonal cut is made through the layers of paint and dirt. Accumulations of dirt that build up as each coat weathers appear as dark lines separating the paint layers. The layer closest to the base material is, of course, the original coat of paint. Carefully scraping off the layers above the first coat will expose a small

area of original color. This can be analyzed in several different ways: chemical analysis, visual comparison, or Munsel color chart test. Chemical analysis will break the paint down into the compounds that make it up and the original formula can be duplicated. A Munsel color chart is a chart of the entire spectrum of colors, and the original color can be matched in the Munsel color it most resembles. Each Munsel color has a coded number that can be used to create a modern paint almost identical in color to the original. The easiest, although least exact, analysis is to use the original color to create a new color by trial-and-error method. Starting with a base color resembling the original color, add tints until the original is duplicated as nearly as possible. Whichever method of analysis is used, the process of establishing original paint colors requires time and expense. In addition, the bases used for paints have changed considerably over the years, as have the tints that deter-



mine color variations. Therefore, a modern paint can never exactly duplicate period paint in color tone, and character. Additionally, the paint sample being analyzed for original color has usually weathered, so that it is not exactly the tone that it was when originally applied. Nor will modern paints weather the same way period paints did. Therefore, an exact duplication of period paint is nearly impossible.

In place of extensive paint research for each house, restoration can be accomplished by using modern paints of period colors. The writings of leading architects, paint companies period color charts, and other literary materials can often provide information on colors used during a certain period. Colors similar to those known to have been used can then be mixed from modern bases. These colors would not necessarily be exactly those ever used on a particular building, but their range and tone would suggest

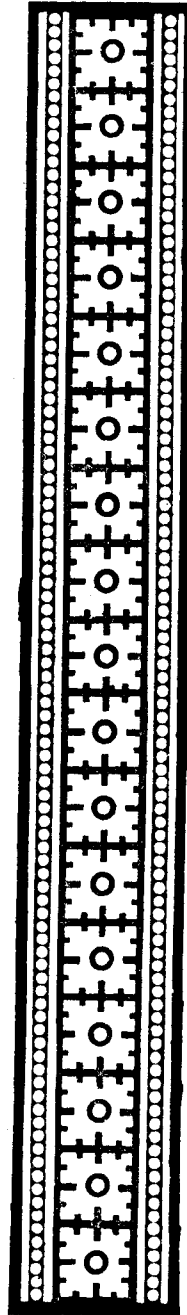
the period. Over a large area, such as a historic district, the "period color" approach will create the feeling of a past era as effectively as researching particular paint colors and restoring each building to its original appearance. The use of period colors is also less expensive than paint research and color replication, and allows for the personal taste of the owner to be expressed. However, period colors are often based not on direct research but on theoretical works and paint charts produced by paint companies. Only a few of these charts survive, and many small local companies never published charts. Thus, a color may exist on a particular building that neither conforms to theoretical expectations nor appears on any paint chart. In lieu of using restoration or period colors, it is sometimes applicable for the owner to express their own personal tastes by selecting colors "in good taste". It should be realized that this does not "open the door" to abus-

ive use of color, but rather allows for innovation in the blending, accenting and harmony a varied palette of color may provide. Color selection should be critiqued on an individual basis and not become a product of a restoration law.

A discussion of Victorian and turn of the century paint color tastes is included in Appendix F.



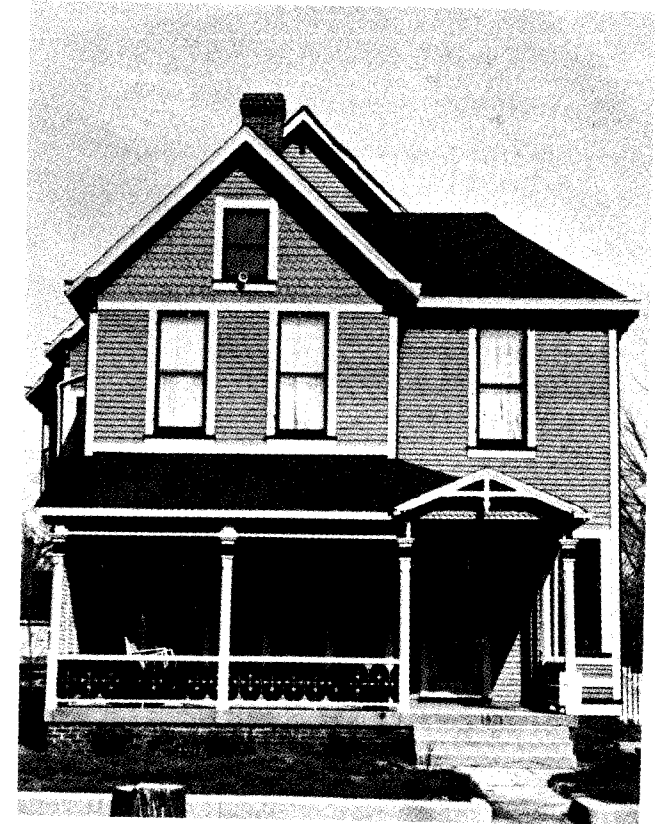
Contrasting paint color treatment at 1416 North Alabama Street



## A. Design Review Process and Certificate of Appropriateness

The adoption of this preservation plan by the Indianapolis Historic Preservation Commission and by the Metropolitan Development Commission officially designates the Old Northside as an "historic area." This official designation gives the Historic Preservation Commission authority to review proposed structural alterations and design changes made to individual properties within the Old Northside. The enabling statute of the Historic Preservation Commission, IC 1971-18-4-22, provides the Commission with the necessary legal authority to make design review decisions within officially designated historic areas.

Once this preservation plan is adopted by the Metropolitan Development Commission, it becomes part of the Comprehensive Plan of Marion County.



Schnurr-Hobbs House, 1421 North Alabama Street

## Implementation

1. Scope of Protection Allowed by Statute

- a. Historic area review and subsequent Certificates of Appropriateness are required for rehabilitation, renovation, alteration, demolition or new construction to any part of the exterior facade, front grounds, out buildings or landscape features which exist on the site.

\*See Amendments of March 1980, page 176a.

The purpose of the review is to protect and preserve the existing historic character of individual properties and the district as a whole. Historic area review shall include but not be limited to the following items: changes to existing exterior facades, roofs, fencing, exterior light fixtures, windows and doors, porches, walks, driveways, front and side trees, bushes or other landscaping, siding, brick, painting (color), antennae, swimming pools, etc. Review should also consider details,

texture, form, proportions, relationships, massing, and scale of the existing historic fabric to insure that new construction and alterations of existing structures complement the historic character of the neighborhood.

- b. Historic area review and a certificate of appropriateness are required for all new construction (residential units, commercial buildings and out buildings) in the Old Northside Historic District.

- c. Historic area review and a Certificate of Appropriateness are required for a building or structure that is being relocated into the Old Northside to insure compatibility with its new site. The Preservation Plan endorses the concept of moving historic structures into the neighborhood only if the existing structure is in danger of being demolished.

- d. Historic area review and a Certificate of Appropriateness are required for the demolition or dismantling of any building, structure, object or site in the Old Northside.

- e. \*See Amendments of March 1980, page 176a.

It is imperative that all changes or additions to individual properties be reviewed prior to commencement of construction to ensure their compatibility to the Old Northside's historic character. Although the Old Northside is now governed by a preservation plan, the review, comment and issuance of Certificates of Appropriateness is critical to guiding the preservation of the area as well as the successful

redevelopment of vacant lots. The preservation plan only provides the framework for making design and development decisions.

Historic area review is not required for interior changes or for the routine repair and the ordinary maintenance of any exterior feature, which does not involve a change in design or any structural alteration required for public safety because of a hazardous condition.

Review by the Historic Preservation Commission of land use changes awaits preparation of an Old Northside Historic District Zoning Ordinance and adoption of the latter by the Indianapolis-Marion County City-County Council.

## 2. Criteria Used in the Design Review Process

The criteria used by the Indianapolis Historic Preservation Commission in its design review decision making process are the Design and Development Stan-

dards listed in Section VIII of this plan.

The Indianapolis Historic Preservation Commission, in determining the appropriateness of any proposed new construction, reconstruction, alteration or relocation will consider, in addition to any other pertinent factors, the visual compatibility, general design arrangement, color, scale, details, texture, and materials of the proposed project in relation to the architecture, design, and development standards prescribed by this plan or any applicable zoning regulation. (See Restoration/Rehabilitation, New Construction, and Relocated Structure Guidelines, pp. 145, 162, and 165.)

In determining the appropriateness of any proposed demolition the Commission shall consider, in addition to any other pertinent factors, the character and significance of the subject structure in relation to the historic area and any other structures or sites in the area, including its relative contribu-

tions to the historical and architectural values and significance of the area (see Demolition Guidelines).

## 3. The Design Review Process

The Indianapolis Historic Preservation Commission is responsible for reviewing all applications for Certificate of Appropriateness in historic areas. The Commission meets at a regularly scheduled time each month in the City-County Building. In order for a Certificate to be approved at the Historic Preservation Commission's meeting, the application for a Certificate of Appropriateness must be filed in the Historic Preservation office at least fifteen days prior to the next meeting. Applications may be obtained from The Indianapolis Historic Preservation Commission Office.

Ten days prior to the meeting, five days after an application is received, the

applicant will be notified of the place and time of the Commission meeting.

In addition, the owners of the properties adjoining the applicant's property will be notified and a public announcement will appear in the local newspaper.

If the application is approved by the Commission, a Certificate of Appropriateness will be issued and mailed to the applicant. The applicant must have an Improvement Location Permit (ILP) if the work on the structure changes the height, size or lateral bulk of the structure which is being restored. If an applicant is erecting a new structure or removing one, an ILP must be obtained (even if it be only a tool shed) and any work which is done must conform to zoning and other applicable ordinances. (For further information, contact the Division of Planning and Zoning, City-County Building, Room 2122, Phone 317-633-3435.

An applicant must have a Building Permit if the cost of the work in materials and labor exceeds \$500. In addition, if the

work is less than \$500 in cost but is a potential safety or health hazard, a Building Permit is also needed. Examples of such hazards would be sewer, electrical or structural work (Building Permits can be obtained from the Department of Metropolitan Development, Room 2101). In some cases the applicant will need both an ILP and a Building Permit; in others only one of the two, but in all cases, a Certificate of Appropriateness must be secured from the Indianapolis Historic Preservation Commission.

\*See Amendments of March 1980, page 176b, for continuation of this section.

## B. Historic Preservation Concerns

1. Local Organizations Responsible for Addressing Preservation Concerns in the Old Northside:
  - a. The Indianapolis Historic Preservation Commission, a city agency, provides planning guidance, is responsible for design review and issuance of Certificates of appropriateness, and provides technical advice on restoration.

- b. Historic Landmarks Foundation of Indiana, a private, non-profit, state-wide foundation, administers the Old Northside Revolving Fund in conjunction with the Junior League of Indianapolis and provides other preservation-related services for the area.
  - c. The Junior League of Indianapolis, in addition to operating the Old Northside Revolving Fund, promotes historic preservation in the Old Northside through education and historical research.
  - d. Individual residents, working on their own behalves and through the neighborhood organizations of the area, are primarily responsible for the restoration and preservation of the Old Northside.
2. Federal and State Organizations Responsible for Addressing Preservation Concerns:
    - a. The U.S. Department of the Interior's **Historic Preservation Grants-In-Aid** for Acquisition and Development Projects (administered by the State Division of Historic Preservation, 202 North Alabama

Street) can be used to acquire and restore properties in the Old Northside. The State Historic Preservation Office should be contacted for guidance on eligible costs, application procedures, and grant requirements.

- b. The National Trust for Historic Preservation funds two programs for non-profit member organizations to utilize. The Consultant Service Grant Program provides funding for advice on preservation projects and the National Historic Preservation Fund of the National Trust provides low interest loans to set up local revolving funds. Old Northside neighborhood organizations could become eligible through membership in the National Trust.
- c. The Department of Housing and Urban Development (HUD) has created an FHA-insured loan program (an extension of the Title I Home Improvement Loan Program) for individuals who own properties on the National Register of Historic Places. Such loans are not currently in operation locally.

## C. Social Context

### 1. Introduction

Within the scope of this plan, a number of social problems and needs have been identified in the Old Northside. Although the Indianapolis Historic Preservation Commission is not legally, technically, or financially equipped to address the social issues raised in this plan, there are other City agencies mandated or funded to address such social issues.

The major concerns voiced in this plan are housing rehabilitation, displacement, school quality, and crime. Most of the programs which deal with housing rehabilitation and displacement are operated by the City of Indianapolis Division of Economic and Housing Development, formerly the Division of Urban Renewal. A large part of the funding for these programs is received from the U.S. Department of Housing and Urban Development's Community Development Block Grant and 312 Rehabilitation Loan Program.

### 2. Agencies or Organizations Responsible for Rehabilitation Needs:

- a. Based upon 1980 budget appropriations, the Division of Economic and Housing Development's Rehabilitation Program will make low interest loans and grants available to Old Northside's low income residents to correct code violations and maintenance repairs. The Division of Economic and Housing Development also operates a Housing Revolving Fund which allows the City to take a role in rehabilitating vacant properties.
- b. Old Northside neighborhood organizations may take advantage of Emergency Home Repair and Paint Up/Fix Up Programs. The funding for these programs is funnelled through the City's Community Development Block Grant.
- c. HUD operates FHA-insured mortgage insurance loan programs to finance improvements, alterations, or repairs on homes or nonresidential structures.



3. Agencies or Organizations Responsible for Displacement Problems:

- a. The Division of Economic and Housing Development provides displacement counseling services to lower and moderate income residents in the Old Northside. It also administers home ownership programs, such as Urban Homesteading, which gives eligible low and moderate income residents the opportunity to own and rehabilitate repossessed, vacant homes. In addition, the Division of Economic and Housing Development seeks to acquaint low and moderate income families with the funding sources and maintenance responsibilities of home ownership.
- b. HUD administers Section 8 rental assistance programs. Two Section 8 programs, Moderate and Substantial Rehabilitation may be available in 1980 for owners of multi-family housing in the Old Northside who undertake rehabilitation. Section 8 rental assistance helps to reduce displacement by subsidizing the

owner for rehabilitation costs, which he would otherwise add to the rent of each unit.

- c. HUD provides home ownership mortgage insurance for low and moderate income families. Currently, several lending institutions in Indianapolis are participating in a number of mortgage insurance programs (Section 221d(2) and 203(b)).

3. Agencies or Organizations Responsible for Education:

The Indianapolis Board of School Commissioners and the Administration of the Indianapolis Public School system are responsible for maintaining and improving the quality of education in the Old Northside.

4. Agencies or Organizations Responsible for Crime Prevention:

The Indianapolis Police Department is responsible for crime prevention and protection in the Old Northside. The individual through his neighborhood organizations also has a responsibility

for crime prevention.

## D. Physical Context

1. Organizations Responsible for Physical Development and Improvements

- a. The Indianapolis Department of Transportation is responsible for the replacement and repair of anything in the public right-of-way. This includes maintenance and repair of the curb, sidewalk, street, paving, crosswalk, street lighting, etc.
- b. The Indianapolis Department of Parks and Recreation is responsible for tree planting and maintenance within the right-of-way. It is also responsible for establishing and maintaining city park land.
- c. Private individuals and investors are responsible for new construction, house moves, the restoration and rehabilitation of existing structures, and the redevelopment of vacant parcels. However, the Indianapolis Historic Preservation Commission retains the power of design review.

## AMENDMENTS OF MARCH 1980

### AMENDMENT 1

The sentence on page 172, subsection 11a, stating "This includes work involving all potential health and safety hazards such as structural changes, plumbing, and electrical work," is deleted.

### AMENDMENT 2

Subsection 11e is superseded by a new subsection entitled "Minimum Maintenance Standards and Procedures," the text of which follows.

Section 10 of the State Statute of the Historic Preservation Commission provides the following:

In the event that the commission shall find that the owner of property in any historic area has neglected to keep the property and premises in a clean, sanitary and tidy condition or has failed to maintain any structure in a good state of repair and in a safe condition, the commission shall have the power and authority to give said owner written notice to correct said failures or violations within thirty (30) days after receipt of notice, and if such owner fails to comply, then the commission shall have the authority to initiate and prosecute appropriate enforcement proceedings as provided in IC 1971, 18-4-2-10.1.

Below are provided definitions of terms used in the statute and the notice and enforcement procedures to be used in cases in which the minimum maintenance of building or premises in the Old Northside has been neglected.

#### Recommended Definitions

##### "Clean, Sanitary and Tidy Condition"

"Clean, sanitary and tidy condition" shall be construed as meeting the requirements outlined in the Minimum Standards for Housing of the Health and Hospital Corporation of Marion County. The Health and

Hospital Corporation has the responsibility under State law to take action if conditions in a property pose a threat to public health.

##### "A Good State of Repair and in a Safe Condition"

A building or premises which is not in "a good state of repair and in a safe condition" shall be as defined in the State's Unsafe Building Law for Indianapolis (IC 18-5-5.5-2, Supp. 1977):

"Unsafe Building" shall mean any building or structure, or any part thereof, that is in an impaired structural condition or state which renders it unsafe or dangerous to any person or property; or is a fire hazard; or a hazard to the public health; or is a public nuisance; or does not comply with standards for building condition or maintenance, the violation of which would be dangerous to any person or property, found in an ordinance enacted by the City-County Council or in a state law.

"Unsafe Premises" shall mean any unsafe building; or the tract of real estate on which an unsafe building is located; or any unsafe building and the tract of real estate on which the unsafe building is located.

The Division of Code Enforcement of the City Department of Metropolitan Development is responsible under state law for taking action if properties pose a threat to public safety.

#### Notice Procedure

In the event the Commission's staff, after inspection, find a building or premises unsafe, the Historic Preservation Commission shall give notice by registered mail to the owner of record (as listed in the files of the Center Township Assessor) to make sufficient repairs to correct the unsafe condition(s).

Copies of the notice will be sent to any neighborhood organizations that make a request to the Preservation Commission to receive them.

The Historic Preservation Commission will make a reasonable effort to send copies of the notice to tenants of the property involved, as well as to the owner(s).

The Commission will make a reasonable effort to serve notice to those contract buyers who have recorded their interest in their property with the Marion County Recorder's Office.

A notice of the rights and resources available to the owner will be included in the notice sent by the Commission.

A list of resources to the owner (financial and advisory) will be included in the notice.

#### Enforcement Procedures

The City Division of Code Enforcement is empowered to initiate legal action directing the owner of a vacant, unsafe property or premises to take suitable corrective action in cases in which the owner fails to correct the unsafe conditions within 30 days after receiving the notice from the Preservation Commission.

The Health and Hospital Corporation is responsible under State Law for taking action if unsafe conditions exist in an inhabited property or premise.

#### AMENDMENT 3

A new subsection A4 entitled "Certificate of Authorization Procedure," the text of which follows, is added.

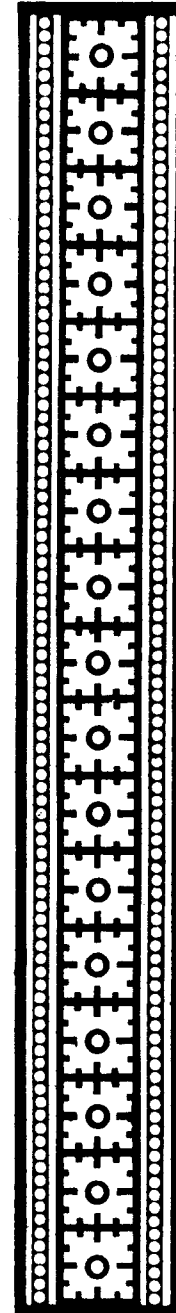
The Certificate of Authorization provision of the Commission statute is designed to permit an applicant to proceed with inappropriate action to his or her property in those cases in which undertaking the appropriate action would "result in substantial hardship or deprive the owner of all reasonable use and benefit of the subject property." The staff of the Historic Preservation Commission makes itself available to work with each applicant for a Certificate of Appropriateness.

This consultation includes staff advice on the following:

- \* Definition of what is the appropriate procedure in the case involved
- \* Recommendation of specific methods to use in undertaking the proposed action
- \* Suggestion of other resources, financial and advisory, which may be available to the applicant.

The staff will prepare a written staff recommendation to the Commission on each application based on consultation with the applicant and/or review of plans of the proposed action. In cases in which the applicant proposes an inappropriate action, but in which the appropriate action would result in substantial hardship on the applicant or deprive the owner of all reasonable use and benefit of the property involved, the Historic Preservation Commission will issue a Certificate of Authorization permitting the work to proceed. The Commission has established criteria to consult before issuing a Certificate of Authorization. These criteria include, but are not limited to, the following:

- \* The difference in cost between an appropriate action and the inappropriate action proposed
- \* The ability of the applicant to secure financing to undertake an appropriate action
- \* The percentage of the applicant's income going to housing, including mortgage payments, utilities, and normal repairs
- \* Other forms of indebtedness of the applicant
- \* Other pertinent factors, such as use of the property by the handicapped or elderly.



# Appendix

#### A. Neighborhood Organizations

The following organizations participated in and contributed to the development of this plan.

1. Old Northside, Inc. is composed of 101 members (September 1978), including homeowners and renters, 18 Associate Members and 12 Corporate Members. The thrust of their organization is as excerpted from the publication "The Northside Keyhole," June, 1978.

The Old Northside, Inc., is an organization formed to revitalize and restore the inner city neighborhood known as the historic Old Northside. The goal of the group is to create a total urban community with respect for the past. The boundaries are 16th Street Bellefontaine Street, Interstate 65, and Pennsylvania Street.

2. The Citizens Coalition was revived as an entity during the course of the preparation of the plan. The purpose of the organization is as excerpted from a memo to the Indianapolis Historic Preservation Commission, dated September 8, 1978.

The Neighborhood Coalition is an organization of home-owners and persons of rental properties within the boundaries of the Old Model Cities Area, Tenth Street on the South, Thirtieth on the North, Sherman Drive on the East and Meridian Street on the West.

The organization is concerned with community preservation and home improvement, especially with the number of Seniors and families who have resided in the area for the past twenty or thirty years or longer.

3. Benjamin Harrison Community Organization is composed of residents of the area who rent. The organization has 45 members. Most of the members are Senior Citizens.

The boundaries of the organization are from 10th Street to 16th Street and from the Eastside of Meridian Street to Alabama Street.

The goals of the organization are to maintain and improve the quality of the neighborhood.

4. Old College Corner Homeowners Association, Incorporated is a newly formed organization coming into being as the plan is being completed. In correspondence dated January 26, 1979, they define themselves as follows:

Old College Corner is a Homeowners Association, formed for the purpose of preservation, restoration, and revitalization of the inner city of Indianapolis. We are a property owners association, which currently owns approximately thirty-five pieces of property within this Historic District,

Membership, at this time, is restricted to homeowners and property owners within our neighborhood boundaries.

## B. Resident Opinions and Community Meeting Findings

The following discussion summarizes the plan Consultant's evaluation of resident opinions based upon responses made at community meetings and in street surveys.

### a. Street Survey

The first view received came via a questionnaire designed to be completed on a "one-to-one basis" with individuals on the street. A total of 36 persons were interviewed, (1½% of the neighborhood population) between July and September of 1977. 50% (18 persons) of the interviews were conducted with males and 50% (18 persons) with females. 55% (20 persons) of the interviews were conducted with whites and 45% (16 persons) with blacks. The average age was 53. The results of the survey are as follows:

- 1) 34% of those interviewed were from single family households, 37% were from households of 2 families. A total of 71% from small household groups.
- 2) 54% stated that they rented their home.
- 3) 75% had lived within the Indianapolis city limits before moving to the Old Northside.
- 4) 26% stated they moved to the Northside due to the "nice homes", 17% due to available low income housing, and additional 26% stated other unlisted reasons.
- 5) The outside activities listed included 20% who did nothing, 17% enjoy sitting on the porch, 14% enjoy games and

sports.

- 6) 56% stated there is not another area in Indianapolis that they would live in.
- 7) 31% stated that "friends and a sense of community" was a good point of living in the neighborhood. 26% stated proximity to work was important, 23% due to the "variety" of people and 23% because it is quiet.
- 8) 29% stated "poor maintenance of the neighborhood" as the primary annoyance of living in the neighborhood, 17% cited the poor maintenance of the homes as the major problem.
- 9) 34% felt that conveniences and city services were a good point of living in the city. Only 6% felt that a sense of history contributed to the advantages of city living.
- 10) 29% felt an annoyance to living in the city was due to noise.
- 11) 71% felt safe in the area; 10% felt insecure; 13% felt safe and insecure.
- 12) 35% of the household members attend grade school; 17% attend junior high school; 30% attend high school.
- 13) 33% felt the curriculum and the teachers' encouragement to students was a good point of the schools.
- 14) 50% felt the teachers are a key problem at the schools; 33% mentioned over-crowding as a problem.
- 15) 41% of those interviewed are retired, 28% blue collar, and 20% white collar workers. 7% are unemployed.
- 16) 17% worked in the downtown area, 11% within walking distance.

- 17) 78% of those interviewed felt their income level was from \$.00 to \$10,000 per year. No one listed an income greater than \$15,000.
- 18) 34% attend movies for entertainment, 17% attend church. Only 9% go downtown for entertainment. While 34% travel by car, 17% walk and 17% ride the bus.
- 19) 31% stated they read in their leisure time.
- 20) 60% stated they shopped for food at Kroger.
- 21) 67% stated they frequently used their front porch or yard for relaxation.

### Summary of Survey

In summary, the intent of the questionnaire was to provide a forum for the architect/ planner to talk about the neighborhood with the residents. The attempt was made to talk with existing residents (57% lived in neighborhood from 5 to more than 15 years) of low income (78% \$0-10,000). Those not represented by a neighborhood organization were the main target of the questionnaire. Some surprising items emerged. 23% considered the neighborhood quiet and only 14% considered noise as an annoyance. The neighborhood contained a high number of retired persons (41%), but only 18% are over the age of 65. Also surprising, was the number of 1 and 2 family households (71%), yet 20% of the families numbered from 3 to 6 people in size.

A high number rated poor maintenance the neighborhood as a problem (29%). An additional 17% considered poor maintenance



of the homes as a problem.

Few people (6%) moved to the neighborhood for its sense of history. An overwhelming 71% felt safe.

b. First Community Meeting

The first major community meeting was held in November, 1977 to introduce the residents to the concept of the preservation plan; to solicit their views as to problems, and to gain their perception of the amenities of the neighborhood.

Discussion centered around the following questions:

1. What do you want your neighborhood to become?
2. What qualities do you want for your neighborhood?
3. Why do you live here now?

As a result of this community meeting, several issues and needs surfaced that are broader than the physical revitalization of the Old Northside. It was the feeling of the residents that these issues would have to be addressed before successful revitalization of the neighborhood could occur. These issues were as follows:

1. Crime and Security
2. Education/Social Rehabilitation
3. Displacement
4. Racial and Income Integration

The common goals shared by the residents

at the community meeting are as follows:

(The number preceding each goal indicates the number of people at the November meeting who considered each goal important. Total attendance was 63 persons.)

- 40 Spirit and Pride; To promote spirit and pride in the community of the Old Northside.
- 35 Improved Environment; To improve the quality of life within the environmental constraints of the Old Northside.
- 31 Diversity of People; To encourage an environment suitable for a diversity of people in terms of age, race, sex, income and beliefs.
- 28 Power Influence on City; To promote active participation in local government by residents in order that neighborhood concerns are voiced strongly and to assure that action is taken.
- 25 Security; To minimize the threats of physical harm and property damage.
- 24 Encourage Commercial Development; To encourage limited commercial development in the Old Northside. (Support facilities to the predominant residential use.)
- 20 Code Enforcement; to support local government in their quest for equitable enforcement of applicable building codes.
- 17 Minimal Displacement; To encourage to assist existing residents in the improvement of their land; to provide freedom of choice in home se-

lection to residents of the Old Northside.

- 15 Social Rehabilitation; To promote efforts to increase the level of education for all; To support local schools and upgrade the educational programs of each; To provide recreational opportunities for the youth of the neighborhood.

Summary of First Community Meeting: Spirit and pride topped the list of goals thought to be important. There was a strong feeling that if spirit and pride were instilled in all residents, many other problems would be minimized.

Stress was placed upon physical improvements. However, many felt a high priority should be placed upon maintaining the diversity of people in the neighborhood, including minimizing displacement.

Major identifiable problems included the difficulty in obtaining insurance and raising the level of security. General concern for education was important to persons of all ages and levels of education.

c. Second Community Meeting

At the May, 1978 Community Meeting the goals previously discussed were reviewed and the planning recommendations discussed. The meeting agenda included a review of general and specific recommendations. However, the discussion became quite heated when persons from adjacent neighborhoods brought up the problem of displacement. While the general guidelines of the pre-

liminary plan were reviewed, displacement occupied most of the discussion. Of the 61 persons commenting on the earlier goals, 82% lived in the neighborhood. The goals were re-evaluated and are as follows: Goals were tabulated with a response of 1 indicating greatest importance and a response of 10 least importance. The scoring of goal priorities by 50 residents is represented by the following responses:

- 1) 2.34 Improve environment
- 2) 2.96 Spirit and pride
- 3) 3.1 Security
- 4) 3.88 Economics and insurance
- 5) 4.1 Diversity of people
- 6) 4.7 Social rehabilitation
- 7) 5.14 Encourage commercial development
- 8) 5.38 Power influence on city
- 9) 5.48 Code enforcement
- 10) 6.52 Minimal displacement

The scoring of goal priorities by 11 non-residents is represented by the following categories:

- 1) 2.36 Diversity of people
- 2) 3.09 Encourage commercial development
- 3) 3.27 Power influence on city
- 4) 3.54 Economics and insurance
- 5) 3.54 Improve environment
- 6) 3.72 Spirit and pride
- 7) 4.09 Code enforcement
- 8) 4.27 Security
- 9) 4.36 Minimal reinforcement
- 10) 5.27 Social rehabilitation

Summary of Second Community Meeting: The

goal priorities of the residents involve "improving the environment", developing "spirit and pride" in the neighborhood, and "providing personal security".

The priority goals of the non-residents centered on maintaining a "diversity of people" in the neighborhood, "encouraging commercial development" and exerting a "power influence on the city."

Items rated of less importance were "minimal displacement" and "code enforcement". This rating is contrary to the points in the discussion. Work definition could be the confusing factor. Regardless of the rating, "minimal displacement" was felt to be a primary concern of the residents and important to the plan. The community meeting resulted in the creation of a steering committee consisting of residents of the neighborhood who were also members of the Old Northside, Inc., and Citizens' Coalition. The purpose of the steering committee was to continue the dialogue and to refine the planning recommendations prior to the plan's submission to the Indianapolis Historic Preservation Commission.

#### d. Steering Committee Meetings

The steering committee met on several occasions: July 17, July 24, July 31, and August 7. A summary of the meetings is as follows:

July 17:

1. General support of the plan was voiced by all.

2. Concern was expressed against a change within the neighborhood which would directly affect adjacent neighborhoods. There was a general feeling that social issues should be more directly addressed.

Results:

1. Further thought was given to traffic flow on Central Avenue.
2. Social concerns were enumerated separately from physical recommendations.
3. The residential use of land east of College Avenue in lieu of new commercial or light industrial use was stressed.

July 24:

1. Discussion continued, despite the lack of representatives from the Citizens' Coalition, who were represented by counsel.

Results:

1. The importance placed upon social concerns was again emphasized.
2. Discussion of the heavy traffic flow on Central Avenue which hampered the residential street concept was expanded to include College Avenue.

July 31:

1. Delayed by Citizen's Coalition.

August 7:

1. The agenda included review of specific recommendations; preliminary copies

which had been distributed

Results:

1. Representatives from the Citizen's Coalition stated they could not support the preservation plan, since it did not address the needs of poor people.
2. They stated further that they felt no effort had been made to reduce displacement of renters.
3. Discussion centered around the economics of displacement, the issue of people's choices and concern of the Old Northside, Inc. There was general feelings that there was no reason to meet again.

Summary of Steering Committee Meetings: Citizens' participation increased the awareness of all involved to the crucial question of who owns the neighborhood? The social issue of displacement emerged as a prime issue within the preservation effort. In contrast to this issue was the need to improve the environment. Many people who invested in a structure were interested in property values. The contrasts and wide diversity of goals, incentives, and potentials became clear during these meetings.

C. Population Characteristics; 1970 Census

The following statistical summary of racial characteristics and income levels is based on 1970 census tracts and census blocks. When statistical data was not available by block, census tracts 3531, 3532, and 3533, were used for comparative evaluation.

Although the extent of change which has occurred in the Old Northside during the past nine years is unknown, the following statistics will be useful in determining the character of the neighborhood as it existed in 1970. The study currently being conducted by John Liell will provide a statistical analysis of Old Northside's 1979 population characteristics. Comparisons can then be drawn to determine the extent of change in the Old Northside.

1. Population

a. Total Population

The total population of tracts 3531, 3532, and 3533 was 14,211, and the population of the Old Northside in 1970 was 3,792.

The area of the Old Northside encompassed by tract 3532 was most populated. This tract had 2087 residents, tract 3533 had 1366 residents, and tract 3531 east of College to Bellefontaine had 339 residents.

The racial breakdown for the three census tracts was different than that for the Old Northside. For example, tract

3533 which was 30% black was only 8% black in the Old Northside. Tract 3532 was 69% black, while in the Old Northside it was 50% black; tract 3531 was 93% black and in the Old Northside 90% black.

b. Income Levels

The economic conditions of the Old Northside cannot be measured accurately since income data was not available for smaller delineations than census tracts.

According to the 1970 census, the median income for tracts 3531, 3532, and 3533 was \$5,978 which was considerably less than the city's median of \$10,754. The Old Northside median income was \$2,000 to \$3,000 less than surrounding neighborhoods. Tract 3532 at a \$5,076 median income was the lowest of the area.

The percentage of the population below the poverty level was 20% as compared to the city's 71%. The percentage of families below the city's median income of \$8,909 was 91% as compared to the city's 37%. The U.S. Housing and Urban Development Department uses a figure of 50% of the population below the city's median income for qualifying residents for low to moderate income loans.

The area of the Old Northside encompassed by tract 3532 was most populated. This tract had 2,087 residents, tract

3533 had 1,366 residents, and tract 3531 east of College to Bellefontaine had 339 residents.

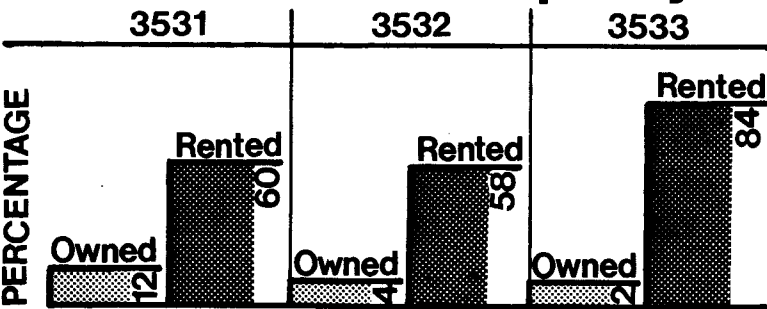
The value of an owner-occupied single family unit in census tracts 3531, 3532, and 3533 was at an average of \$8,000. Tract 3533 had the highest value per house at \$8,900, but also had the lowest owner occupancy rate. Those figures were considerably lower than the \$14,800 value of an owner-occupied single family unit in the city at large. The value of owner-occupied units was not available by block.

Income Characteristics

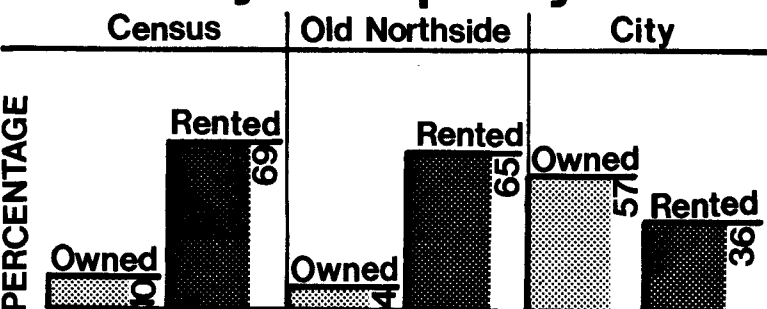
	Tracts			Totals	
	3531	3532	3533	Census	City
Total Families	571	1408	973	2952	282,059
Medium Income	6596	5976	6262	5978	10,754
% Families Below Poverty Level	20%	22%	18%	20%	7
% Families Below 5,999	43%	44%	48%	44%	19%
% Families Below 8,999	73%	70%	71%	71%	37%

Income Characteristic of the Population:  
1970 U. S. Census

# Old Northside Occupancy



# Area/City Occupancy



D. Housing Data: 1970 Census

Consideration was given to comparing owner-occupied versus rental occupancy dwellings in the area. As an example, only 110 dwellings units out of the total were owner occupied which represents 4% of the Old Northside's dwelling units as compared to 10% of the dwelling units for tracts 3531, 3532, and 3533, and 57% for the city. The Old Northside figure may be distorted due to its high number of apartments, doubles and subdivided single family homes. The rental occupancy rate was approximately 70% for the Old Northside as compared to 69% for tracts 3531, 3532, and 3533 and 7% for the City.

# Occupancy Characteristics

	3531		3532		3533		Totals		City
	Census*	ONs**	Census	ONs	Census	ONs	Census	ONs	
Total Units	925	148	2954	1344	3965	1176	7844	2668	252421
Owner Occupied Units	239	20	296	63	206	27	741	110	144513
Percentage	25%	14%	10%	5%	5%	2%	10%	4%	57%
Renter Occupied Units	558	93	1901	778	3019	986	5478	1857	91259
Percentage	60%	63%	61%	58%	76%	84%	69%	70%	36%
Medium Value of Owner Occupied Units	\$7500		\$7700		\$8900		\$8000		N/A \$14800

\*Census - the total tract  
 \*\*ONs - census tract blocks within the Old Northside  
 N/A - Not Available  
 Occupancy, Utilization, and Financial  
 Characteristics of Housing Units: 1970 U.S. Census

The value of an owner-occupied single family unit in census tracts 3531, 3532, and 3533 was at an average of \$8,000. Tract 3533, had the highest value per house at \$8,900, but also had the lowest owner occupancy rate. In contrast, tract 3531 had the lowest value per house and highest owner occupancy rate. Those figures were considerably lower than the \$14,800 value of an owner-occupied single family unit in the city at large. The value of owner-occupied units was not available by block.

In the Northside, according to the 1970 census, 13% of all units lack some or all plumbing, which was considerably higher than the City at 4% and the average of tracts 3531, 3532, and 3533 at 12%.

Census tracts 3531, 3532, and 3533, according to the housing monitoring system, which documents housing gain

# Housing Conditions

	3531		3532		3533		Totals		
	Census*	ONs**	Census	ONs	Census	ONs	Census	ONs	City
Total Units	925	148	2954	1344	3965	1176	7844	2668	252421
Structures Built Before 1939	717		2574		2920		6211		100237
Percentage	78		87		73		79		40
Lack Some or All Plumbing	113	30	468	247	330	76	911	353	9310
Percentage	15	20	5	18	9	6	12	13	4
Single Units in Structure	344	37	302	89	241	32	887	158	171700
Percentage	37	25	10	7	6	3	11	6	68
5 to 49 Units Per Structure	282		1710		1980		3912		35342
Percentage	30		58		50		49		14
50+ Units per Structure	44		39		1617		1700		8677
Percentage	5		1		41		22		3
1.01 Persons per Room	130		388		196		714		19249
Percentage	14		13		.04		9		7

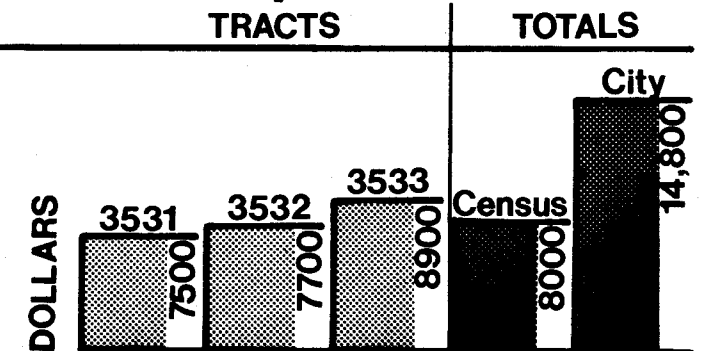
\*Census - the total tract

\*\*ONs - census tract blocks within the Old Northside

Structural, Equipment, and Financial Characteristics of Housing Units: 1970 U.S. Census

and losses by census tracts, indicates the area has lost 736 residential structures between 1970-1976, which represents a loss of 245 structures per census tract. This figure, which is based on the whole census tracts, includes a substantially larger geographic area than that encompassed by the Old Northside.

## Median Value of Owner Occupied Units





# Housing Losses & Starts 1970-1976

	3531	3532	3533	Total
Single	70	207	99	-376
Double	76	156	45	-277
Multi-Family	51	+42	74	- 83
Total	197	321	218	-736

Source  
1970 - 1976, Housing Production

# Housing Losses & Starts 1977

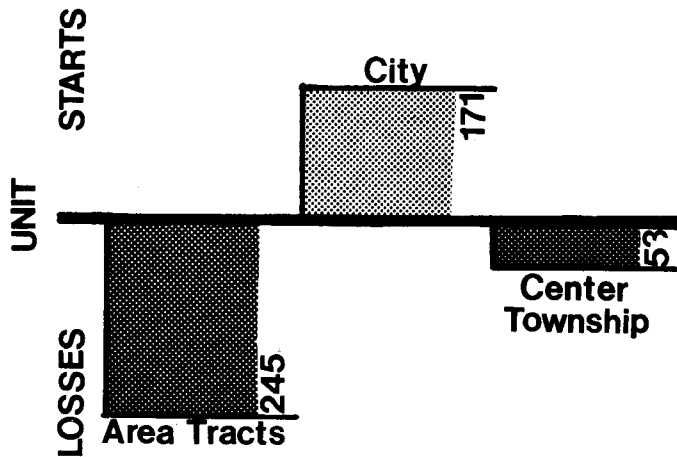
	3531	3532	3533	Total	70-77 Total
Single	4	32	6	42	418
Double	2	14	0	16	233
Multi-Family	0	0	-6	-6	89
Total	-6	-46	-12	-64	800

Source  
1977 - Indianapolis Housing Monitoring

# Average Losses & Starts 1970-1977

	Area Tracts	City	Center Township
Single	-125	+33	-35
Double	- 92	-11	-26
Multi	- 28	+148	+ 8
Total	-245	+171	-53

# Average Losses & Starts 1970-1977



## E. Schools Serving the Old Northside

A partial review of schools serving the Old Northside is summarized below. School boundaries, racial characteristics, and special programs are discussed.

### a) School Districts

#### 1) Grádes K-6

- a) School 2 (Benjamin Harrison)  
725 North New Jersey  
School 2 is well regarded by the parents of students at the school. The principal and her staff have taught at the school for serveral years. Students are offered a breakfast and a lunch program. busing is limited since the ratio of white students to black students is 64% to 36%. Students from School 2 go to School 26 for grades 7 and 8.

- b) School 27 (Charity Dye)  
545 E. 19th Street  
School 27 is a Title I school which means it qualifies for special federal programs for the disadvantaged. These programs, consisting of special tutoring, speech and hearing clinics, guidance counseling, and general education assistance, are available at the school. School 27 receives a greater amount of federal grant money than any other school in the I.P.S. system. Students are offered a breakfast and a lunch

## Schools Serving the Old Northside

	School 2 (K-6)	School 26 (7-8)	School 8 (K-6)	School 27 (K-6)	School 28 (7-8)	School 101 (7-8)	ATHS (9-12)
Total	230	810	259	810	701	1189	5178
% of Blacks	31%	93%	2%	90%	2.7%	35%	53%
Total	397	720	304	816	822	1081	4973
% of Blacks	25%	43%	14%	92%	19.1%	37%	53%
Total	332	724	297	677	809	1017	4783
% of Blacks	27%	35%	15%	90%	22.5%	48%	54%
Total	296	731	247	567	790	1021	4615
% of Blacks	30%	34%	19%	90%	21.1%	46%	54%
Total	299	698	279	515	810	958	4329
% of Blacks	36%	33%	16%	92%	17.9%	57%	54%
% of change in school enrollment	-4%	-7%	+1%	-28%		-11%	-11%

General Superintendent's Report, Indianapolis Public  
Schools - September, 1977

program. Busing is required since the ratio of white students to black students is 4% to 96%. Students from School 27 go to School 101 for grades 7 and 8. The principal stresses that all students are given every opportunity to achieve.

- c) School 8 (Calvin Fletcher)  
520 Virginia Avenue  
Students attending School 8 must be transported by bus since the distance is approximately seven miles. The ratio of white students to black students is 84%

white to 16% black in 1977. Students from School 8 go to School 28 for grades 7 and 8.

campus like atmosphere. It is also the largest high school in the state. Racial make-up consists of 54% black.

2) Grades 7 - 8

- a) School 26 (John Hope)  
1301 East 16th Street  
Students come from School 2.  
The ratio of white students to black students is 67% to 33%.  
Busing is required due to distances of travel involved. Students from School 26 go to Arsenal Technical High School,
- b) School 101 (H.L. Harshman)  
1501 East 10th Street  
Students come from School 27.  
The ratio of white students and black students has varied from 63% to 53% from 1974 to 1977.  
Students from School 101 go to Arsenal Technical High School.
- c) School 28 (Harry W. Longfellow)  
510 Laurel Street  
Students come from School 8.  
Under the IPS preliminary desegregation plan, School 28 had to bring up its black enrollment and in 1977 this increased to 17.9%.

3) Grades 10 - 12

Arsenal Technical High School  
1500 East Michigan Street Arsenal  
Tech is a unique school due to its

## F. Paint Color Styles

The following discussion describes paint color styles and tastes during the Victorian and early 20th centuries, the period of historical significance in the Old Northside.

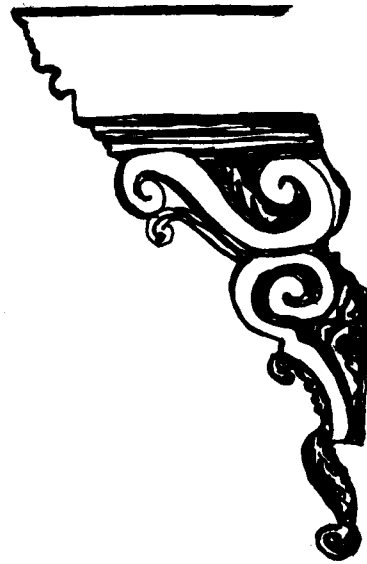
### 1. Victorian Paint Colors

In contrast to the earlier Federal and Greek Revival styles, which emphasized form, mass and symmetry of design, the various Victorian styles tended to break the building into separate parts arranged in irregular patterns. Buildings, and especially residences, were seen as forms and shapes that create an impact on the viewer. Environment, materials, forms, and colors each contributed to the impact and each assumed a new importance in architectural theory. The setting and building were regarded as integral parts of a larger whole. Materials were employed to reflect the character of the surroundings as well as the nature of the materials themselves; and colors were employed to emphasize and create harmonious relationships. Nature and naturalism were the foundations of the theory known as the "picturesque" -- upon which Victorian design was based. But nature had its rules, and natural harmony was a matter of understanding fixed laws, not of taste:

The contrast of colours, which to the superficial observer, appears to be merely a matter of taste, is

in fact, governed by fixed laws;... "good taste," and "a good eye", are but common terms for that almost instinctive perception which some persons possess of what is in harmony with these laws or contrary to them, and which is only acquired by others after long and assiduous study.

(Mrs. Merrifield. "The Harmony of



Colours." The Crystal Palace Exhibition Illustrated Catalogue, New York, 1970. p. viii.)

The theory of the picturesque and the discussion of harmony and nature were abstractions; but a number of architects and theorists framed practical rules based on the theory. A. J. Downing, the American architect and writer, stated the transition from theory to practice most succinctly:

The practical rule which should be deduced...is, to avoid all those colors which nature avoids. In buildings we should copy those that she offers chiefly to the eye--such as those of the soil, rocks, wood, and the bark of trees,--the material of which houses are built,

(A.J. Downing. The Architecture of Country Houses. New York, 1850,p,200) Samuel Sloan, Philadelphia architect and writer on city and suburban architecture, made the same practical point;

In architectural painting, strong or even positive colors are always to be avoided. Soft neutral tints are only proper to be used. For the exterior of a dwelling, nothing is more beautiful than the soft delicate tone of the Connecticut brown stone...in truth it is a safe rule, to adopt, for artificial purposes, the colors of natural objects.

(Samuel Sloan. The Model Architect.

2 vols. Philadelphia 1860, I, p. 78.)

Neutral tints, such as fawn, drab, gray, and brown, were preferable to strong colors; to create harmonious relationships, a building should be painted with lighter and darker tones of a single color rather than with contrasting colors. The character and setting of a house also affected the choice of colors. Cottages should be lighter and less sober than larger houses, although a quiet color was still recommended. Houses exposed to view should be darker, while those hidden by foliage required lighter shades. White was to be only used with caution. From a theoretical standpoint, white was not seen as a color but as an absence of color something never found in nature; practically, sunlight reflecting off a white house created unpleasant glare and made the house stand out from its natural setting.

In choice of colors, natural tones were preferred. Their application to a building also followed rules. The character of a building determined the method of application. Buildings with projecting elements--such as the brackets on Italianate cornices--required several shades of the same color; a lighter tone of the base color applied to projecting elements and mouldings emphasized their projection, while a darker tone on receding elements emphasized recession. Thus, color

could be used to enhance the characteristics of the architecture.

If a building were a simple cottage a different and simpler set of rules applied. If the basic color were light facings and cornices should be a lighter shade of the color. The principle of harmonious arrangement still applied, but since the structure was simpler and had less architectural detail, the harmonies could be simpler and more direct. Downing's list of colors is a good summary of acceptable Victorian colors; fawn, drab, gray stone, brown stone, French gray (a slightly blue cast in contrast to gray stone), slate, sage, straw and chocolate. To darken colors for trim, brown was a favorite additive, sometimes with a little red to add warmth. Yellow ochre lightened the tone without producing harsh contrast. Downing's instructions still left a range of variation in the tone of a specific paint within the field of acceptable colors; but above all harsh contrasts and oppositions were to be avoided.

During the second half of the nineteenth century, the range of color employed became greater. Most of the theoretical writing applied to houses in the styles associated with the High Victorian period--Gothic Revival, Italianate, and Second Empire. Toward the end of the Vic-

torian era other styles emerged that demanded different color treatments using a more varied and richer palate. Positive colors came to be valued for the accents they could provide on the irregularly-massed houses of the late nineteenth century:

The many fronts, diversified as to material with visible framing, shingle or smooth covering, the gable, the porches, etc...all provide a means for the employment of particolored effects, the most attractive and artistically valuable feature of modern house painting, and one that the old box-pattern house, with its plain flat front, does not so readily admit of.

(Exterior Decoration. Philadelphia, 1976. p. 19.)

While harmony had been stressed by earlier architects, those writing in the last quarter of the century stressed both harmony and contrasts; the idea of "particolored effects" would neither have appealed to the earlier generation nor would it have been appropriate for buildings with unbroken wall surfaces of a single material. Contrast did not, however, mean sharp differentiations between colors that would produce a patchwork appearance; contrast should reinforce the unity of the structure while emphasizing its parts. Most importantly, the late nineteenth century

thought of the exterior of the house in terms of ornamental surface rather than in reference to a naturalistic analogy. In particular, dark green, deep red, and black were employed to highlight small details, emphasize window sashes, and paint shutters. These trim colors gave Queen Anne houses a brighter appearance than earlier structures, but the difference was one, both literally and figuratively of accent and not the complete revolution in paint colors that would come in the twentieth century. Throughout the Victorian era, the gaudy had been disdained, and harmony--both for the individual building and the building in its setting--remained the one pre-eminent ideal.

Just prior to the turn of the century as newer styles, such as the colonial Revival and Free Classic, became more popular a new paint palette was demanded. Once again there was a move away from "particolored effect," both because the styles did not demand it and because of the change in personal taste. Dark brown, dark green and dark red were once appropriate for Shingle Style houses, but the new use of color demanded lighter, and more monochromatic schemes. "Colonial gold and red" were two colors which had been used during the Colonial Period and were revived. But more popular still were gray, off-white and cream colors. This lightening of the palette and the influence of the "White City" of the World's Columbian Exposition in Chicago in 1893 led to the return of white as

a popular house color. By the early 1920's houses were again being painted white.

Appropriate color for a house then can be determined through research, or the use of colors which are appropriate to the period and style of the house.

For a more detailed description of the period paint color and sample of appropriate paint for use in the Old Northside contact the Indianapolis Historic Preservation Commission.



G, Legal implications of the State Legislative Statute IC-1971, 18-4-22, Concerning the Historic Preservation Commission.

Once an area has been designated an "Historic Area" by resolution of the Indianapolis Historic Preservation Commission (I.H.P.C.) and a historic preservation plan for the area has been adopted by the Metropolitan Development Commission, the following statutory provisions as set out in IC 1971, 18-4-22 apply: (These statutory provisions govern procedure and adoption of the Comprehensive Historic Preservation Plan and contain the requirements and procedures which must be followed upon a designation of an historic area by resolution of the I.H.P.C., and historic preservation plan adoption by the Metropolitan Development Commission.)

IC-1971, 18-4-22-5: The Commission shall as expeditiously as possible prepare a comprehensive historic preservation plan for the entire county. Segments of this plan may be prepared, and upon the commission's declaratory resolution of the historic or architectural significance of any area, structure or site designated in it, shall be presented to the metropolitan plan commission for public hearing and adoption, as a part of the metropolitan comprehensive plan of the county.

The comprehensive historic preservation plan shall officially designate and delineate historic areas and shall identify any individual structures or sites in it of particular historic or architectural significance, which structures and sites must be designated as "...Historic Landmarks" or "...Historic Sites," this designation including the name of the

city, and if located within the corporate limits of an included town, as defined in IC-1971, 18-4-1-2, the name of the excluded city.

With the designation of an historic structure, the plan may additionally expressly identify and designate the interior, or any interior architectural or structural feature of it, having exceptional historic or architectural significance.

The comprehensive historic preservation plan may include any of the materials listed in IC-1971, 18-7-5-37 as it related to historic preservation. Any segment of it designating one (1) or more historic areas, and any historic structures and sites located in it, shall include an historic and architectural or design analysis supporting the significance of the historic area, general or specific criteria for preservation, restoration, rehabilitation or development, including architectural and design standards, and a statement of preservation objectives.

Concurrently or subsequently, the Commission may prepare and recommend to the metropolitan plan commission, for its initiation, approval and recommendation to the council for adoption, an historic district zoning ordinance or ordinances to implement the historic preservation plan.

Each historic area or historic zoning district shall be of such territorial extent and configuration as will best serve the purposes of this chapter, there being no maximum or minimum size limitations thereon whether applied to single or multiple historic properties or

sites, and may include any adjacent area necessarily a part of thereof because of its effect upon and relationship to the historic values and character of the area.

The proposed historic preservation plan, if approved and adopted by the metropolitan plan commission, shall be a part of the comprehensive plan of the county.

The proceeding for approval of this plan, including notice and hearing requirements, shall be bound by the same rules and requirements which are applicable to petitions to the metropolitan plan commission for amendment of zoning ordinances and for creation of new district classifications, and shall be bound by all statutory requirements relative to the metropolitan plan commission; however, individual notice of the area, according to the metropolitan plan commission's rules and requirements or, alternatively, the owner's consent to the proposed historical area designation may be obtained and filed with the metropolitan plan commission.

Amendments to the comprehensive historic preservation plan, or any segment of it, shall be made in the same manner as the original plan.

The commission shall receive and consider any pertinent information or exhibits such as historical data, architectural plans, drawings and photographs, regarding any proposed or designated historic area, structure or site, and any request for historic designation or for the exclusion of any property or structure from any proposed or designated historic area.

The commission may adopt any operating guidelines for the evaluation and designation of historic areas, structures and sites, so long as they are in conformity with the objectives of this chapter.

Upon the adoption of the historic preservation plan, the commission may at any time identify by appropriate markers any historic areas, structures and sites designated by the plan, or any historic area properties in the process of restoration under the plan.

IC-1971, 18-4-22-6: In the event of adoption of the historic preservation plan as outlined in IC-1971, 18-4-22-(6), the commission shall have power and authority to acquire by the exercise of the power of eminent domain pursuant to the general laws of the state of Indiana governing the exercise of the power of eminent domain, any real estate or interest in it, in an historic area considered necessary by the commission for the furtherance and development of the preservation plan or the protection, preservation, restoration or rehabilitation of the historic area, or any part of it. Title to or interest in any property acquired must be in the name of the city of the first class for the use and benefit of the...historic preservation commission which designation must include the name of the city.

IC-1971, 18-4-22-7: In the event of adoption of the historic preservation plan for any historic area thereafter, no permits shall be issued by the metropolitan plan commission and the building commissioners for the construction of any structure in the area or the reconstruction, alteration or demolition of any structure now or hereafter

in the area, unless the application for the permit shall be accompanied by a certificate of appropriateness issued under IC 1971, 18-4-22-8.

After the adoption of the historic preservation plan for any area, all governmental units shall be guided by and give due consideration to the plan in any official acts affecting the area.

On application by any governmental unit or interested party in accordance with IC 1971, 18-4-22-8, the commission shall make a determination of the appropriateness of any proposed governmental action affecting an historic area. Any official action in conflict with the plan or determined by the commission to be inappropriate shall be presumed to be not in the public interest and shall be subject to the enforcement provision of IC 1971, 18-4-22-11.

The commission's determination of appropriateness shall be prerequisite to any governmental order or action to alter or demolish any designated historic site or any structure in an historic area. No rezoning or variance applicable to an historic area, or any part of it, shall be approved by the metropolitan plan commission or granted by a board of zoning appeals, respectively, except on the commission's prior recommendation or determination of its appropriateness.

IC 1971, 18-4-22-8; Sec. 8. No persons shall construct any exterior architectural structure or feature in any historic area described in IC 1971, 18-4-22-6, or reconstruct, alter, or demolish any such exterior or designated

interior structure or feature now or hereafter in the area, until the person shall have filed with the secretary of the commission an application for a certificate of appropriateness in such form and with such plans, specifications, and other material as the commission may from time to time prescribe and a certificate of appropriateness shall have been issued as provided in this section; however, nothing in this chapter shall be construed to prevent the ordinary maintenance or repair of any such exterior or designated interior architectural structure or feature which does not involve a change in design, color or outward appearance of it, or to prevent any structural change certified by the building commissioner as immediately required for the public safety because of a hazardous condition.

The commission shall hold a public hearing on any application for certificate of appropriateness. At least ten (10) days before the date set for the hearing, notice shall be published, and notice shall be given additionally to the affected parties, in accordance with the commission's rules of procedure. Upon hearing the application for a certificate of appropriateness, the commission shall determine whether the proposal will be appropriate to the preservation of the area and to the furtherance and development of the historic preservation plan.

In determining appropriateness of any proposed construction, reconstruction or alteration, the commission shall consider, in addition to any other pertinent factors, the visual compatibility, general design, arrangement, color, texture and materials

in relation to the architectural or other design standards prescribed by the plan or any applicable zoning regulation, the design and character of the historic area, and the architectural factors of other structures in it. In determining appropriateness of any proposed demolition the commission shall consider, in addition to any other pertinent factors, the character and significance of the subject structure in relation to the historic area and any other structures or sites in it, including relative contribution to the historic and architectural values and significance of the area.

However, if the commission finds any application to be inappropriate, and that its denial would result in substantial hardship or deprive the owner of all reasonable use and benefit of the subject property, the commission shall issue a certificate of authorization, which is a certificate of appropriateness for purposes of this chapter.

Issuance of a certificate of appropriateness is subject to review by the metropolitan plan commission as to its appropriateness in relation to the metropolitan comprehensive plan.

This review must be in accordance with the same procedures and limitations applicable to appeals of decisions of boards of zoning appeals, as provided in IC 1971, 18-7-2-71, and must be initiated only upon notice of appeal by the executive director of the metropolitan planning department of the county who certifies that this determination interferes with the metropolitan comprehensive plan. All proceedings and work on the subject premises pursuant to the certificate

of appropriateness must be automatically stayed upon notice of the appeal.

IC 1971, 18-4-22-9: If the commission determines that the proposed construction, reconstruction, alteration or demolition will be appropriate, the secretary of the commission shall forthwith issue to the applicant a certificate of appropriateness.

The commission may impose any reasonable conditions, consistent with the historic preservation plan, upon the issuance of a certificate of appropriateness, including the requirement of executing and recording covenants or filing a maintenance or performance bond. If the commission determines that a certificate of appropriateness should not be issued, the commission shall forthwith place upon its records the reasons for the determination and may include recommendations respecting the proposed construction, alteration or demolition. Thereupon, the secretary of the commission shall forthwith notify the applicant of the determination transmitting to him an attested copy of the reasons and recommendations, if any, of the commission.

IC 1971, 18-4-22-9.1: Every determination of the commission upon an application for certificate of appropriateness shall be subject to review by certiorari upon petition to the circuit or superior court of the county by an aggrieved person, in the same manner and subject to the same limitations as a decision of a board of zoning appeals under IC 1971, 18-7-2-76 through 81. However, upon notice of the filing of the petition for writ of certiorari, all proceedings and work on the subject premises shall be automatically stayed.

An appeal may be taken to the court of appeals of the State of Indiana from the final judgment of the court reversing, affirming or modifying the determination of the commission in the same manner and upon the same terms, conditions and limitations as appeals in other civil actions.

IC 1971, 18-4-22-10: In the event that the commission shall find that the owner of property in any historic area has neglected to keep the property and premises in a clean, sanitary and tidy condition or has failed to maintain any structure in a good state of repair and in a safe condition, the commission shall have the power and authority to give said owner written notice to correct said failures or violations within thirty (30) days after receipt of notice, and if such owner fails to comply, then the commission shall have the authority to initiate and prosecute appropriate enforcement proceedings as provided in IC 1971, 18-4-22-10.1.

IC 1971, 18-4-22-10-1: Any violation of this chapter, any ordinance adopted pursuant to its terms, and any covenants or conditions required or imposed by the commission shall be enforceable by appropriate legal action, as provided in IC 1971, 18-7-2-83 for the enforcement of planning and zoning regulations, including mandatory or prohibitory injunction. These enforcement actions may also be instituted by any interested person or affected owner.

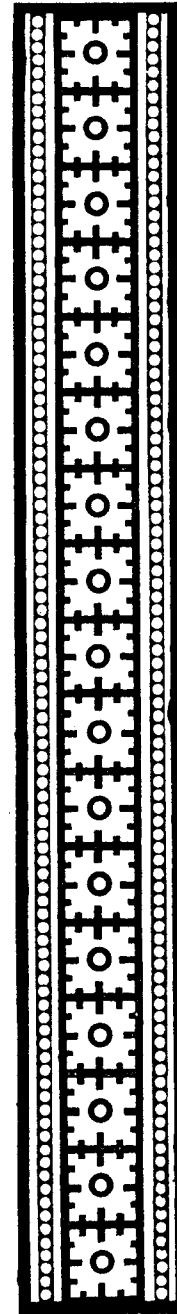
IC 1971, 18-4-22-11: Any building, structure or land use in existence at the time of the adoption of the historic preservation plan as provided herein, but which is not in conformity to or within the zoning classification

or restrictions or requirements or architectural standards of this plan, shall be considered to be a non-conforming use and may continue, provided that the owner or owners continuously maintain this use.

In addition to the requirements as set out herein pertaining to certificate of appropriateness (sections 7, 8, and 9), the ownership of a non-conforming use shall be subject to the additional restriction that a non-conforming use can not be reconstructed or structurally altered to an extent exceeding in aggregate cost fifty percent (50%) of the market value thereof unless said structure is changed to a conforming use.

## H. Definitions

1. ADAPTIVE USE is providing a contemporary function and alternative occupancy within the context of an existing structure or site.
2. COMPATIBLE DESIGN is the designing and construction of a new building that "blends in" with its existing context.
3. DOCUMENTATION is recording the existence of a building or site either by photographs, drawings or archival research.
4. HISTORIC - Famous in History (notable in history)
5. HISTORICAL - Based on or suggested by people or events of the past.
6. MAINTENANCE is the process of continually keeping a structure in a state of repair.
7. PRESERVATION - the process of sustaining the form and extent of a structure essentially as it now exists. Preservation aims at halting further deterioration and providing structural stability but does not contemplate significant rebuilding.
8. RECONSTRUCTION is using documentary evidence to design and construct a replica of a building which no longer exists, either on the original site or elsewhere.
9. RENOVATION OR REHABILITATION of a structure, site or district is to improve its state of efficiency and meet present demands of comfort and safety while retaining its original function and character.
10. RESTORATION is the placing of a structure or site back into a condition of a specific time, period or style.
11. SALVAGE is the saving from impending demolition, parts of buildings or entire buildings by method of relocation.
12. STABILIZATION is to maintain a structure in its existing condition, taking only the steps necessary to retard deterioration.



# Credits



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## Photographs

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